

Chapter 10

OVERLAY DISTRICTS

Section 10.1 Overlay Districts

Section 10.1.1 General

Overlay districts are areas where some additional requirements are superimposed on a base zoning district or some of the requirements of the base zoning district have been modified. In every overlay district, the requirements of the base zoning district shall apply unless specifically modified by the provisions of the overlay district.

Section 10.1.2 Types of Overlay Districts

The following overlay districts exist within the City-Parish:

- A. Airport Overlay District
- B. Design Overlay Districts (Section 10.3)
 - 1. Design Standards (Section 10.3.2)
 - 2. Bluebonnet Boulevard (Section 10.3.3)
 - 3. Downtown (Section 10.3.4)
 - 4. Drusilla Jefferson (Section 10.3.5)
 - 5. Florida Boulevard (Section 10.3.6)
 - 6. Government Street (Section 10.3.7)
 - 7. Jefferson Highway (Section 10.3.8)
 - 8. Nicholson Drive (Section 10.3.9)
 - 9. North Gate (Section 10.3.10)
 - 10. Oak Villa Boulevard (Section 10.3.11)
 - 11. Old Hammond Highway (Section 10.3.12)
- C. Historic Overlay Districts (Section 10.4)
 - 1. Drehr Place (Section 10.4.2)

2. Spanish Town (Section 10.4.3)

D. Reserved

E. Old Town Redevelopment Overlay District (Section 10.6)

Section 10.2 Airport Overlay District

Section 10.2.1 Purpose

In order to carry out the provisions of the Unified Development Code, there are hereby created and established certain zones which include all of the land lying within the precision instrument approach zones, non precision instrument approach zones, transition zones, horizontal zone, and conical zone. Such areas and zones are shown on the official zoning map and on the Ryan Airport Zoning Map consisting of one sheet, prepared by the East Baton Rouge Parish Department of Public Works and dated July, 1974, a copy of which is on file and of record in the Office of the Parish Clerk.

Section 10.2.2 Zones

The various zones are hereby established and defined as follows:

A. Precision Instrument Approach Zone

An instrument approach zone is established at the northwest end of the instrument runway 13/31 for precision instrument landings and takeoffs. The instrument approach zone shall have a width of 1,000 feet at a distance of 200 feet beyond the physical end of the runway, widening thereafter uniformly to a width of 16,000 feet at a distance of 50,200 feet beyond the physical end of the runway, its centerline being the continuation of the centerline of the runway.

B. Non-Precision Instrument Approach Zone with Visibility Minimums Greater than $\frac{3}{4}$ of a Mile

A non-precision instrument approach zone is established at each end of runway 4/22 for non-precision instrument approaches for landings and takeoffs. The non precision instrument approach zone shall have a width of 500 feet at a distance of 200 feet beyond the physical end of the runway, widening thereafter uniformly to a width of 3,600 feet at a distance of 10,200 feet beyond each physical end of the runway, its centerline being the continuation of the centerline of the runway.

C. Non-Precision Instrument Approach Zone with Visibility Minimums as Low as $\frac{3}{4}$ of a Mile

A non precision instrument approach zone is established at the southeast end of Runway 13/31 for non-precision instrument approaches for landing and takeoffs. The non-precision instrument approach shall have a width of 1,000 feet at a distance of 200 feet beyond the physical end of the runway widening thereafter uniformly to a width of 4,000 feet at a horizontal distance of 10,200 feet from the physical end of the runway, its centerline being the continuation of the centerline of the runway.

D. Transition Zones

These zones are hereby established as the area beneath the transitional surfaces which extend outward and upward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. The primary surface is centered longitudinally on the runway, extends 200 feet beyond each physical end of

the runway, is 1,000 feet wide for Runway 13/31, is 500 feet wide for Runway 4/22, and the elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. Transitional zones for those portions of the precision approach zone which project through and beyond the limits of the conical surface extend a distance of 5,000 feet measured horizontally from the edge of the approach zone and at 90 degree angles to the extended runway centerline.

E. Horizontal Zone

A horizontal zone is hereby established as the area within a figure constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs. When an adjacent arc or tangent encompasses an arc or tangent it shall be disregarded in the construction of the perimeter of the horizontal zone. The horizontal zone does not include the approach and transitional zones.

F. Conical Zone

A conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward there from a distance of 4,000 feet. The conical zone does not include the instrument approach zones and transition zones.

Section 10.2.3 Height Limitations

Except as otherwise provided in the Unified Development Code, no structure or tree shall be erected, altered, allowed to grow, or maintained in any zone created by the Unified Development Code to a height limit herein established for such zone. Such height limitations are hereby established for each of the zones in question as follows:

A. Precision Instrument Approach Zone

One foot in height for each 50 feet in horizontal distance beginning at a 200 feet from and at the centerline elevation of the end of the instrument runway and extending to a distance of 10,200 feet from the end of the runway; thence one foot in height for each 40 feet in horizontal distance to a point 50,200 feet from the end of the runway.

B. Non-Precision Instrument Approach Zones

One foot in height for each 34 feet in horizontal distance beginning at a point 200 feet from and at the centerline elevation of the end of the non-precision instrument runway and extending to a point 10,200 feet from the physical end of the runway.

C. Transition Zones

One foot in height for each seven feet in horizontal distance beginning at the side of and at the same elevation as the primary surface and the approach zones and extending to a height of 150 feet above the airport elevation, which is 70 feet above mean sea level.

In addition to the foregoing, there are established height limits sloping upward and outward seven feet horizontally for each foot vertically beginning at the side of and at the same elevation as the approach zones and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward seven feet horizontally for each foot vertically shall be maintained beginning at the sides of and at the same elevation as precision instrument runway approach surface, and

extending to a horizontal distance of 5,000 feet measured at 90degree angles to the extended runway centerline.

- D. Horizontal zone
One hundred fifty (150) feet above the airport elevation or a height of 220 feet above mean sea level.
- E. Conical Zone
One foot in height for each 20 feet of horizontal distance beginning at the periphery of the horizontal zone extending to a height of 420 feet above the airport elevation.
- F. Excepted Height Limitations
Nothing in the Unified Development Code shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 125 feet above the surface of the land except in the approach and transition zones.
- G. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

Section 10.2.4 Use Regulations

From and after the taking effect of this section, it shall be unlawful to put any land located within any zone hereby created to any of the following additional uses:

- A. Any use, which would create unreasonable electrical interference with navigational signals or radio communication between the airport and aircraft, or unreasonably interfere with electronic navigational aids established for the airport.
- B. Any use which would make it difficult for pilots to distinguish between airport lights and others.
- C. Any use which would result in glare in the eyes of the pilots using the airport.
- D. Any use which would impair visibility in vicinity of the airport.
- E. Any use which would otherwise endanger the landing, taking off, or maneuvering of aircraft.
- F. Any business, structure, growth, or occupation which by its very nature is inherently dangerous or hazardous as respects likelihood of causing or resulting in injury or damage to aircraft or persons using Ryan Airport or flying in the vicinity, thereof, except as otherwise provided hereinafter.
- G. Any other use or uses, which would be detrimental, hazardous, or injurious to the safety of aircraft using the Ryan Airport or maneuvering in the vicinity, thereof, or to the health, safety, or general welfare of airport personnel and other persons using said airport except as otherwise provided hereinafter.

Section 10.2.5 Nonconforming Uses

A. Existing Nonconforming Uses

The regulations prescribed by this section shall be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date, hereof, or to otherwise interfere with the continuance of any nonconforming use. Nothing, herein, contained shall require any change in the construction, alteration, or intended use of any structure for which the necessary permits were issued and the construction or alteration of which was begun prior to the effective date of this part.

B. Alteration of Nonconforming Uses

Before any nonconforming structure or tree may be replaced, substantially altered or repaired, rebuilt, allowed to grow higher, or replanted, a permit must be secured from the Building Official authorizing such replacement, change, or repair. No permit shall be granted that would allow a structure or tree, or nonconforming use to be made or become higher or become a greater hazard to air navigation than it was when this part became effective; and whenever the Building Official determines that a nonconforming structure or tree has been abandoned or more than 80 percent torn down, destroyed, deteriorated, or decayed:

1. No permit shall be granted that would allow said structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations; and
2. Whether application is made for a permit under this paragraph or not, the Building Official may by appropriate action compel the owner of the nonconforming structure or tree, at his own expense, to lower, remove, reconstruct, or equip such object as may be necessary to conform to the regulations, or if the owner of the nonconforming structure or tree shall neglect or refuse to comply with such order for ten days after notice, thereof, the said Building Official may proceed to have the object so lowered, removed, reconstructed, or equipped and assess the cost and expense thereof upon the object or the land whereon it is or was located. Unless such an assessment is paid within 90 days from the service of notice thereof on the agent or owner of such object or land, the sum shall bear interest at the rate of ten percent per annum until paid and shall be collected in the same manner, as are general taxes.

Section 10.2.6 Administrations

- A. The administration and enforcement of this Part shall be the responsibility of the Building Official of the Parish of East Baton Rouge.
- B. Applications for permits shall be made to the Building Official upon a form furnished by him/her. Applications, which are by this section to be decided by the Building Official, shall be promptly considered and granted or denied by him/her. The Building Official shall forthwith transmit applications for action by the Board of Adjustment to the Board of Adjustment for hearing and decision.

Section 10.2.7 Permits

- A. Permits shall be obtained in each of the following instances:

1. Where it is desired to increase the height of an existing structure to a point, which is less than ten feet below the height limit within any zone hereby created.
2. Where it is desired to increase the height of any structure, which already projects upward to a point, which is less than ten feet below the height limit within any zone hereby created.
3. Where it is desired to erect a new or additional structure, which will project upward to a point, which is less than ten feet below the height limit within any zone hereby created.

B. How obtained:

1. Application for such permit shall be made to the Building Official of the Parish of East Baton Rouge.
2. Each such application shall indicate the purpose for which the permit is desired with sufficient particularity to permit a determination of whether the structure will conform to the regulations, herein, prescribed.
3. If the Building Official determines that the structure will conform to the regulations, the permit shall be granted.

C. Variances:

Any person desiring to erect any structure, increase the height of any structure, permit the growth of any tree, or otherwise use his property in violation of airport zoning regulations adopted under this part may apply to the Board of Adjustment for a variance from the zoning regulations in question. Such variance shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the regulations and this section provided that any variance may be allowed subject to any reasonable conditions that the Board of Adjustment may deem necessary to effectuate the purposes of this Part.

D. Hazard Marking and Lighting:

In granting any permit or variance under this section, the Building Official or Board of Adjustment may, if it deems such action advisable to the effectuate the purposes of the section and reasonable in the circumstances, so condition such permit or variance as to require the owner of the structure or tree in question to permit the East Baton Rouge Airport Commission at its own expense to install, operate, and maintain suitable obstruction markers and obstruction lights thereon.

Section 10.3 Design Overlay Districts

Section 10.3.1 Enforcement and Review

A. New Construction

For new construction, Planning Commission staff shall certify compliance prior to issuance of building permits.

B. Existing Development

For existing structures, Planning Commission staff shall certify compliance prior to issuance of Certificates of Occupancy.

Section 10.3.2 Design Standards

A. Purpose and Intent

To provide a range of development standards that promote and encourage consistency in the quality of design throughout the Parish, the comprehensive plan includes a map that divides the City and Parish into character areas: Downtown, Urban/Walkable, Suburban and Rural, with different design standards assigned to each area. Each of these areas is further described as follows:

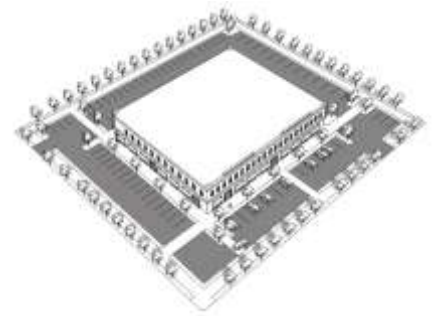
1. Downtown

The Downtown area represents the historic core of the City of Baton Rouge that is developed with the highest intensity uses in the parish as well as the older neighborhoods immediately adjacent to it. It includes pedestrian-oriented and bikeable areas within downtown or other pedestrian-oriented areas with similar densities as downtown.



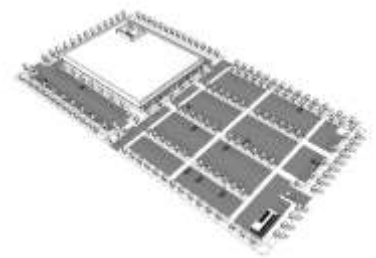
2. Urban/Walkable Areas

Urban areas represent the small lot residential neighborhoods that largely developed within the city limits of Baton Rouge prior to 1949 and the commercial areas that serve these neighborhoods. They include pedestrian-oriented and bikeable areas with transit service that have lower planned density than downtown Baton Rouge. They include some areas that are currently largely auto-oriented that have a high potential for walkability and bicycling and transit service.



3. Suburban Areas

Suburban areas include much of the large-lot residential development of the parish, which are predominantly auto-oriented with limited opportunities for pedestrian activity. Suburban areas have the potential for enhanced pedestrian commercial areas, and sidewalks that connect to schools, public facilities and those commercial areas.



4. Rural Areas

Rural areas are located in outlying parts of the parish that are not likely to be developed or redeveloped in the near-term. These areas typically have streets that are not curbed or guttered and large acreage lots that may be used for agricultural purposes.



B. Applicability

These design standards should be used in the development of any overlay districts within the City or Parish.

C. Downtown Design Standards

The downtown area represents the historic core of the City of Baton Rouge that is developed with the highest intensity uses in the parish as well as the older neighborhoods immediately adjacent to it. It includes pedestrian-oriented and bikeable areas within downtown or other pedestrian-oriented areas with similar densities as downtown.

1. Building Placement

a. Primary Frontage

A minimum of 75% of the primary street frontage for any development shall have buildings within ten feet of the front property line with the principal entrance oriented to that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be measured one foot behind the line created by that constraint. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:



- (1) The street classification of all streets;
- (2) The prevailing orientation of other buildings in the area;
- (3) The length of the block face on which the building is located; and,
- (4) The location of any alley.

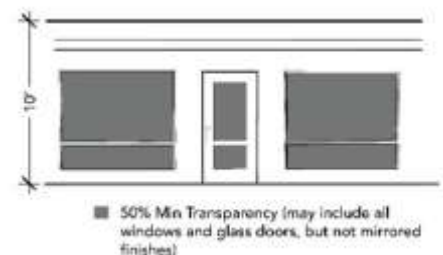
b. All Other Frontages

A minimum of 50% of the side and rear street frontages shall have buildings or walls or hedges, at least four feet in height, within ten feet of the respective property line.

2. Building Design

a. Primary Frontage

To provide visual connection between activities inside and outside the building, 50% of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.



b. All Other Building Frontages

All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.

- (1) Meet the primary frontage requirement above; or,
- (2) Have at least five of the following elements incorporated into the street-facing facade:
 - (a) Masonry (except for flat, non-decorative concrete block);
 - (b) Concrete or masonry plinth at the base of the wall;
 - (c) Belt courses of a different texture and color;
 - (d) Projecting cornice;
 - (e) Decorative tile work;
 - (f) Medallions;
 - (g) Opaque or translucent glass;
 - (h) Artwork or wall graphics;
 - (i) Lighting fixtures;
 - (j) Green walls; or,
 - (k) Architectural elements not listed above, if approved.

c. Building Orientation

Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

3. Site Design

a. Parking Areas

(1) Surface Parking

All off-street surface parking shall be located to the side or rear of the primary building and shall be screened from the sidewalk by a wall or plantings between two and four feet in height. Parking areas shall comprise 40% or less of the street frontage for the lot or tract and, on corner lots, may not be located at the street corner.

(2) Structured Parking

- (a) Parking structure facades. Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.
- (b) Parking structure ground floor uses. Active uses shall be required on 30% of the ground floor frontage of parking structures facing the street. Ground-story spaces should be flexible enough to accommodate a variety of uses.

b. Pedestrian ways

Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Public Works Director.

c. Screening

All utility areas (refuse, service areas, mechanical equipment, exposed storage areas, machinery, truck loading areas, utility buildings, and other similar structures) shall be incorporated as part of the building and shall be visually integrated with the building architecture. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using materials compatible with the building façade.



d. Signs

(1) Permanent signage

(a) Types

Only the following types of signage shall be allowed:

- i. Awning signs;
- ii. Marquee signs;
- iii. Projecting signs;
- iv. Roof signs;
- v. Suspended signs; and,
- vi. Wall signs

(b) Size

- i. Signs with their lowest point no higher than 20 feet above the ground shall be no more than one square foot of building sign per linear foot of building along primary street frontage.
- ii. Signs with their lowest point higher than 20 feet above grade may be as large as ten percent of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

(2) Temporary signage

A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are brought inside at closing and are not placed to block Americans with Disabilities Act access.

e. Lighting

(1) Placement

All lighting shall be building mounted at a maximum height of 12 feet with the exception of poles/structures in parking areas, plazas and public spaces. Pole-mounted lights shall be no taller than the heights listed below:

- (a) Fifteen (15) feet, for non-directional lighting; or,
- (b) Thirty (30) feet, for directional (or full cut-off) lighting.

(2) Shielding

Light shall be shielded from adjacent properties to ensure that no more than five foot candles, as measured on a lighting plan, extend across the property line.

(3) Access Lighting

All pedestrian access points shall be provided with building-mounted lighting and shall be visible from off site.

f. Fences and Walls

(1) Materials

Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) Height

Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

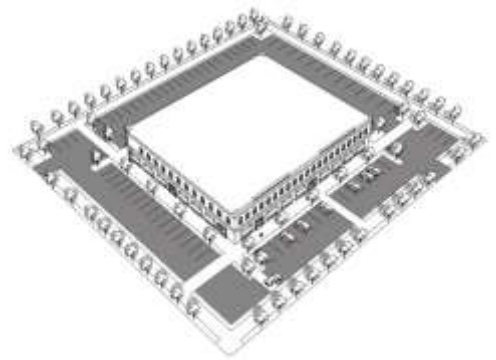
D. Urban/Walkable Areas

Urban areas represent the small lot residential neighborhoods that largely developed within the city limits of Baton Rouge prior to 1949 and the commercial areas that serve these neighborhoods. They include pedestrian-oriented and bikeable areas with transit service that have lower planned density than downtown Baton Rouge. They include some areas that are currently largely auto-oriented that have a high potential for walkability and bicycling and transit service.

1. Building Placement

a. Primary Frontage

A minimum of 50% of the primary street frontage for any development shall have buildings within 60 feet of the front property line with the principal entrance located on that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be measured one foot behind the line created by that constraint. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:



- (1) The street classification of all streets;
- (2) The prevailing orientation of other buildings in the area;
- (3) The length of the block face on which the building is located; and,
- (4) The location of any alley.

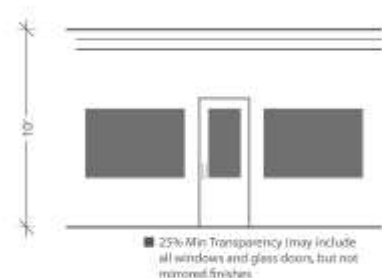
b. All Other Frontages

A minimum of 50% of the side and rear street frontages shall have buildings or walls or hedges, at least four feet in height, within 10 feet of the respective property line.

2. Building Design

a. Primary Frontage

To provide visual connection between activities inside and outside the building, 25% of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.



b. All Other Building Frontages

All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.

- (1) Meet the primary frontage requirement above; or,
- (2) Have at least five of the following elements incorporated into the street-facing facade:
 - (a) Masonry (except for flat, non-decorative concrete block);
 - (b) Concrete or masonry plinth at the base of the wall;
 - (c) Belt courses of a different texture and color;
 - (d) Projecting cornice;
 - (e) Decorative tile work;
 - (f) Medallions;
 - (g) Opaque or translucent glass;
 - (h) Artwork or wall graphics;
 - (i) Lighting fixtures;
 - (j) Green walls; or,
 - (k) Architectural elements not listed above, if approved.

c. Building Orientation

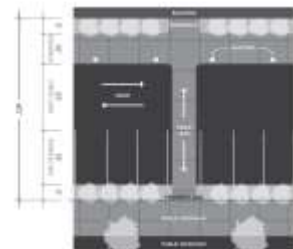
Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

3. Site Design

a. Parking Areas

(1) Surface Parking

No more than one row of parking spaces shall be allowed in the front of a building on its primary frontage.



(2) Structured Parking

(a) Parking structure facades

Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.

(b) Parking structure ground floor uses

Active uses shall be required on 30% of the ground floor frontage of parking structures facing the street.

b. Pedestrian ways

(1) Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building. Pedestrian paths to buildings through parking lots shall be a minimum of eight feet wide and clearly marked with paint, paving material, or other physical identification.

(2) A mid-block pedestrian passage may be required when the face of the block exceeds 1,500 feet, unless site restrictions do not permit its creation. Such passage shall be located roughly perpendicular to the longest block face and at least 500 feet from any cross street.

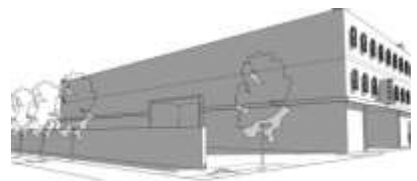
(3) Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Director of Development.

c. Transit Support

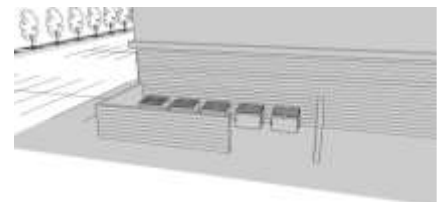
Developments over 2.5 acres in size shall coordinate with CATS and, if required, provide appropriate transit supportive elements.

d. Screening

(1) Loading docks shall be fully screened from the street or from adjacent residential property with screening that is a minimum of eight feet in height and complementary to the principal building architecture.



(2) Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complimentary color and/or style as the building. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using the same color and/or a style compatible with the building façade.



e. Signs

(1) Permanent signage

(a) Types

Only the following types of signage shall be allowed:

- i. Awning signs;
- ii. Marquee signs;
- iii. Monument signs;
- iv. Projecting signs;
- v. Roof signs;
- vi. Suspended signs; and,
- vii. Wall signs

(b) Size

- i. Monument signs shall be limited to a maximum of ten feet in height.
- ii. All other signs shall be no more than one square foot of building sign per linear foot of building along primary street frontage provided that their lowest point is no higher than 20 feet above the ground.
- iii. Signs with their lowest point higher than 20 feet above grade may be as large as ten percent of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

(2) Temporary signage

A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are brought inside at closing and are not placed to block Americans with Disabilities Act access.

f. Lighting

(1) Height

Light fixtures shall no taller than the heights listed below:

- (a) Fifteen (15) feet, for non-directional lighting; or,

(b) Thirty (30) feet, for directional (or full cut-off) lighting

(2) Shielding

Light shall be shielded from adjacent properties to ensure that no more than 0.5 foot candles, as measured on a lighting plan, extend across the property line of adjacent residentially zoned properties and no more than five foot candles, as measured on a lighting plan, extend across the property line of all other adjacent properties.

(3) Pedestrian Lighting.

Pedestrian lighting (free-standing or wall-mounted) shall be provided at one light for every 75 feet of street frontage or per an approved pedestrian lighting plan.

g. Fences and Walls

(1) Materials

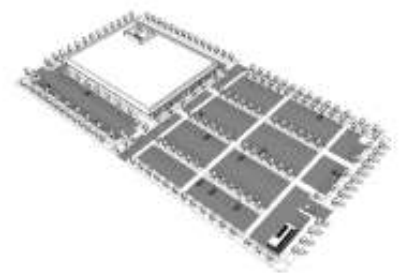
Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) Height

Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

E. Suburban Design Standards

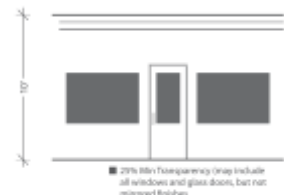
Suburban areas include much of the large-lot residential development of the parish, which are predominantly auto-oriented with limited opportunities for pedestrian activity. Suburban areas have the potential for enhanced pedestrian commercial areas, and sidewalks that connect to schools, public facilities and those commercial areas.



1. Building Design

Street facing walls greater than 20 feet in length, other than those facing an alley, shall comply with either of the standards listed below:

- a. Have windows that are transparent, covering at least 25% of the building facade that lies between zero feet and ten feet above grade. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement; or,



- b. Have at least five of the following elements incorporated into the street-facing facade:

- (1) Masonry (except for flat, non-decorative concrete block);

- (2) Concrete or masonry plinth at the base of the wall;
- (3) Belt courses of a different texture and color;
- (4) Projecting cornice;
- (5) Decorative tile work;
- (6) Medallions;
- (7) Opaque or translucent glass;
- (8) Artwork or wall graphics;
- (9) Lighting fixtures;
- (10) Green walls; or,
- (11) Architectural elements not listed above, if approved.

2. Site Design

a. Pedestrian ways

- (1) A minimum eight foot wide designated pedestrian access way through the parking lot to the primary entrance of the building shall be provided and clearly marked.
- (2) Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building.
- (3) Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Public Works Director.

b. Screening

- (1) Loading docks shall be fully screened from the street or from adjacent residential property with screening a minimum of eight feet in height and complementary to the principal building architecture.
- (2) Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complementary color and/or style as the building. If located on the roof, mechanical equipment shall be



screened from view of these areas at ground level using materials the same color and/or a style compatible with the building façade.

c. Fences and Walls

(1) Fences and walls, other than those required for screening, shall be constructed of vinyl coated chain-link, vinyl, wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

(2) Height

Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening.

F. Rural Design Standards

Rural areas are located in outlying parts of the parish that are not likely to be developed or redeveloped in the near-term. These areas typically have streets that are not curbed or guttered and large acreage lots that may be used for agricultural purposes.



1. A minimum eight foot wide designated pedestrian access way through the parking lot to the primary entrance of the building shall be provided and clearly marked.
2. Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building.

Section 10.3.3 Bluebonnet Boulevard Design Overlay

A. Purpose

To provide guidelines for development activity within the Bluebonnet Boulevard Design Overlay as shown on the official zoning map along Bluebonnet Boulevard from Claycut Bayou to Airline Highway. This overlay is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatibility of buildings or services.

B. Boundaries

The boundaries of this overlay district may be altered only with the affirmative vote of 2/3 of the members of the Metropolitan Council.

C. Permitted Uses

On the publicly owned lots located within the overlay, the use shall be limited to green space or access to a publicly dedicated right of way.

D. Utilities

1. Lighting

- a. Lighting mounted on buildings or fences shall be no more than seven feet above the ground.
- b. Pole lighting is allowed in parking areas. Pole lighting is limited to 18 feet in height and may not be located in required buffers
- c. Any external pole mounted lighting must be oriented inward, toward the development or structures, to minimize intrusion into surrounding property. All external lighting must be shielded, bulb recessed and directional.

E. Signage

1. Permitted Signs

Except as provided below, and subject to the general requirements of the Unified Development Code only monument signs and wall signs are allowed in the Bluebonnet Boulevard Design Overlay, provided however, in no event shall the dimensions of the sign exceed the size limitations based on the zoning classification of a lot set forth generally in the Unified Development Code and provided, further, however that pylon signs shall be allowed along Jefferson Highway if otherwise permitted under the Unified Development Code.

2. No billboards are allowed.

3. Electronic Message Centers

Electronic message centers shall not be allowed.

F. Off-Street Parking

All parking lots must have a concrete curb and gutter configuration. "Pin-on" parking bumper and/or parking blocks may be installed, but must be permanently affixed.

G. Landscape and Trees

A building constructed or re-constructed within the Bluebonnet Boulevard Design Overlay shall, in addition to complying with the Unified Development Code requirements imposed based on the zoning classification of the lot upon which the building is constructed or reconstructed, shall comply with the following additional landscaping requirements. In the event the UDC requires additional affirmative landscaping obligations, the more burdensome provision shall apply.

1. Street Planting Area

A street planting area is required within the ten foot front yard on Bluebonnet Boulevard and Jefferson Highway. The minimum requirements for the street planting area include one Class "A" tree or three Class "B" trees for every 50 linear feet of public street frontage, or fraction thereof, measured at the property line. Seventy-five (75) percent of the required trees must be evergreens and may be located anywhere within the street planting area that will also be planted with shrubs and ground cover plantings to the extent that 40 percent of the street planting area is planted with vegetation other than turf grass. Corner lots with frontage on

more than one street must provide a street planting requirement along the entire street frontage.

2. Buffers

Buffers shall include a fence with a minimum height of eight feet.

H. Utility Screening

All air-conditioning compressors will be roof mounted or screened and refuse collection must be kept in a dumpster, enclosed by a six foot opaque, wood or masonry fence. Dumpsters may not be located in buffers.

Section 10.3.4 Downtown Design Overlay

A. Purpose

This district is intended to create a well-defined destination attraction and vibrant commercial centerpiece within the historic core of Baton Rouge, with a balanced mix of arts and entertainment venues and activities. The district boundaries are shown on the official zoning map of the Parish.

B. Applicability

All proposals for new construction, as well as any exterior renovation, expansion, or reconstruction increasing the gross square footage of a building by more than 40 percent or which involves any modification of the ground floor shall require that the Planning Commission staff review and certify compliance with this section prior to issuance of building permits.

C. Uses and Districts

Only uses and zoning districts shown in Table 10.3.4.A, Uses Permitted in the Downtown Design Overlay, shall be allowed, as described below.

1. Permitted uses

A “P” in the table indicates that a use is allowed by right in the designated zoning district. Such uses are subject to all other applicable requirements of this ordinance.

2. Limited uses

An “L” in the table indicates that the use is a permitted use, but that there are restrictions on the use that must be satisfied as described in the Comments column.

3. Conditional uses

A “C” in the table indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Planning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Chapter 8, Zoning Districts.

4. Major conditional uses

An “M” in the tables indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Metropolitan Council. Such uses are subject to all other applicable requirements of this ordinance, as well as any limiting conditions associated with the zoning district.

Table 10.3.4.A
Uses Permitted in the Downtown Design Overlay

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
Agricultural Uses <i>(none allowed)</i>					
Residential Uses					
Single Family Detached	P				
Duplex	P				
Boarding/Lodging House	P	P		P	
Congregate Care Facility	P	P	P	P	
Fraternity/Sorority House					
Group Home	L				Subject to the issuance of a “Reasonable Accommodation”
Manufactured Home					
Multifamily	P	P	P	P	
Semi-Detached					
Townhouse	L	L	L	L	Subject to all requirements of the A2.5 district
Zero Lot Line					
Public/Institutional Uses					
Cemetery/Mausoleum/ Columbarium	L		P	P	Must be located on a major street
Convention Center				P	
Educational Institution	C	P	P	P	
Fraternal Organization	P		P	P	
Governmental Facility	P	P	P	P	
Hospital		P	P	P	
Museum				P	
Park	P	P	P	P	
Philanthropic Organization	C	P	P	P	
Religious Institution	C	P	P	P	
Stadium				P	
Utility Facility	P	P	P	P	
Wireless Comm. Tower					
Office Uses					
Bank	P/C	P/C	P/C	P/C	Conditional Use Permit required for drive-through
Medical Office or Clinic	P	P	P	P	
Office	P	P	P	P	
Veterinary Office/Animal Hospital		L	L	L	No outdoor runs or kennels
Commercial Uses					
Adult Entertainment					
Art Gallery		P	P	P	
Art Studio			L	L	No outside storage or production
Bar/Lounge		M	M	P	
Bed and Breakfast		L	L	L	• Limited to ten guest rooms • In structures that are more than 50 years old
Building Material Sales					

Table 10.3.4.A (continued)
Uses Permitted in the Downtown Design Overlay

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
Commercial Uses (continued)					
Cabinet Making/Millwork			P	P	
Car Wash			P	P	
Commercial Recreation, Indoor		P	P	P	
Commercial Recreation, Outdoor					
Contractor's Yard					
Convenience Store		P	P	P	
Convenience Store with Gasoline Sales/Gas Station		L	L	L	No more than four fueling stations
Country Club					
Day Care Center, Child or Adult		P	P	P	
Dry Cleaner		P/C	P/C	P/C	Conditional Use Permit required for drive-through
Farmer's Market		P	P	P	
Film and Sound Production	P			P	
Funeral Home		P	P	P	
Gaming					
Glass Installation					
Health Club					
Heavy Equipment Sales and Service					
Hotel/Motel			P	P	
Kennel					
Laboratory			P	P	
Laundromat					
Lawn Maintenance Service					
Live/Work					
Microbrewery/Microdistillery			P	P	
Motor Vehicle Repair			P	P	
Parking Facility	P	P	P	P/C	Conditional Use Permit required for surface parking in C-5
Passenger Terminal		P	P	P	
Personal Service Establishment	P	P	P	P	
Plant Nursery					
Reception Hall			P	P	
Repair/Service Shop		L	L	L	No outside storage or work
Research and Development Facility			P	P	
Restaurant (with alcohol)		M	M	P	Council approval required for alcohol sales
Restaurant (without alcohol)		P	P	P	
Retail Sales		P	P	P	

Table 10.3.4.A (continued)
Uses Permitted in the Downtown Design Overlay

Uses	Zoning Districts				Comments
	B-1	C-1	C-2	C-5	
Commercial Uses (continued)					
Self Storage			P	P	
Shooting Range, Indoor				P	
Shooting Range, Outdoor/Skeet Shooting Range					
Small Equipment Repair					
Snowball Stand		P	P	P	
Theater (with or without alcohol)			P	P	
Trade/Business School					
Warehouse Uses (none allowed)					
Industrial Uses					
Assembly, Furniture and Electronics				P	
Assembly, Manufactured Parts					
Concrete Batching/Mixing					
Dairy Product Food Processing					
Foundry					
Junk Yard					
Well Drilling Services					
Miscellaneous Uses (none allowed)					

5. Prohibited uses

A blank cell in the tables indicates that a use is not allowed in the designated zoning district.

D. Building Placement

1. Primary Frontage

A minimum of 75 percent of the primary street frontage for any development shall have buildings within ten feet of the front property line with the principal entrance oriented to that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be measured one foot behind the line created by that constraint. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:

- a. The street classification of all streets;
- b. The prevailing orientation of other buildings in the area;
- c. The length of the block face on which the building is located; and,
- d. The location of any alley.

2. All Other Frontages

A minimum of 50 percent of the side and rear street frontages shall have buildings or walls or hedges, at least three feet in height, within ten feet of the respective property line.

3. Alternative Placement

Buildings may be located up to 15 feet behind the front property line if a courtyard providing seating is provided. The courtyard area shall include the use of plant materials in at least five percent of its area to better define the space and soften its appearance from the street.

E. Building Design

1. Primary Frontage

- a. To provide visual connection between activities inside and outside the building, 50 percent of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40 percent in order to meet this requirement.
- b. Signage posted in ground floor windows shall not obscure more than 30 percent of the window opening to ensure maintenance of the visual connection between the building and the street.

2. All Other Building Frontages

All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below:

- a. Meet the primary frontage requirement above; or,
- b. Have at least five of the following elements incorporated into the street-facing façade:
 - (1) Masonry (except for flat, non-decorative concrete block);
 - (2) Concrete or masonry plinth at the base of the wall;
 - (3) Belt courses of a different texture and color;
 - (4) Projecting cornice;
 - (5) Decorative tile work;
 - (6) Medallions;
 - (7) Opaque or translucent glass;
 - (8) Artwork or wall graphics;
 - (9) Lighting fixtures;

(10) Green walls; or,

(11) Architectural elements not listed above, if approved by Planning Commission staff.

3. Building Orientation

Buildings shall have their primary entrance facing the primary street as determined by the Planning Director. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

4. Building Materials

Exposed ends of unit and foundation walls shall be clad with a material compatible with the primary material of the building.

F. Site Design

1. Parking Areas

a. Surface Parking

(1) Unless established as a principal use, all off-street surface parking shall be located to the side or rear of the primary building. Surface parking areas shall comprise no more than 40 percent of the street frontage for the lot or tract and, on corner lots, may not be located at the street corner.

(2) All off-street parking shall be screened from the sidewalk by a wall or plantings between three and four feet in height.

b. Structured Parking

(1) Parking structure facades. Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.

(2) Parking structure ground floor uses. Active uses shall be required on at least 30 percent of the ground floor frontage of parking structures facing the street. Ground-story spaces should be flexible enough to accommodate a variety of uses.

2. Pedestrian ways

a. Any deviation from the City standard for surfacing shall require the approval of the Director of Development and notification of the Downtown Development District.

b. Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the City-Parish following notification of the Downtown Development District.

3. Screening

All utility areas (refuse, service areas, mechanical equipment, exposed storage areas, machinery, truck loading areas, utility buildings, and other similar structures) shall be incorporated as part of the building or shall be screened from view of neighboring properties and streets with complementary materials, color, and/or style as the primary building. If located on the roof, mechanical equipment shall be screened from public view at ground level using materials compatible with the building façade so as not to be visible from any public street.

4. Landscaping

- a. Planting of shrubs, ground cover, annuals, or other materials in tree wells shall be done only with the prior approval of the Director of the Department of Development.
- b. No tree or tree well within a public right-of-way shall be lighted, decorated, or adorned in any way without the prior approval of the Director of the Department of Development.

5. Signs

a. Permanent signage

(1) Types

Only the following types of signage shall be allowed:

- (a) Awning signs;
- (b) Marquee signs;
- (c) Projecting signs;
- (d) Roof signs, which shall be limited to the use of channel letters;
- (e) Suspended signs; and,
- (f) Wall signs, which shall be located within sign bands, if such features exist on the building.

(2) Size

- (a) Signs with their lowest point no higher than 20 feet above the ground shall be no more than one square foot of building sign per linear foot of building along primary street frontage.
- (b) Signs with their lowest point higher than 20 feet above grade may be as large as ten percent of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

b. Temporary signage

A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are not placed to block Americans with Disabilities Act access.

5. Lighting

a. Placement

All lighting shall be building mounted at a maximum height of 14 feet with the exception of poles/structures in parking areas, plazas and public spaces. Pole-mounted lights shall be no taller than the heights listed below:

(1) 15 feet, for non-directional lighting

(2) 30 feet, for directional (or full cut-off) lighting

b. Shielding

Light shall be shielded from adjacent properties to ensure that no more than five foot candles, as measured on a lighting plan, extend across the property line.

c. Access Lighting

All pedestrian access points shall be provided with building-mounted lighting and shall be visible from off site.

d. Accent Lighting

Architectural details on buildings may be up lit in order to highlight these elements.

6. Fences and Walls

a. Materials

Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

b. Height

Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50 percent visibility into the yard or are required for screening.

Section 10.3.5 Drusilla Jefferson Design Overlay

A. Purpose

This district is intended to strengthen the physical and economic character of the lots along Jefferson Highway as designated on the official zoning map but generally described as being between Fairway Drive and I-12 on the north side of Jefferson Highway by ensuring buildings and uses are compatible to those of the surrounding area.

B. Applicability

The provisions of this section shall apply to all development meeting the criteria established in Section 10.3.1.A, New Construction, as well as any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Prohibited Uses

Gasoline sales shall be prohibited within this overlay.

D. Building Height

No building greater than 35 feet in height shall be permitted

E. Site Design

1. No outside storage or work areas shall be allowed.

2. Pedestrian Paths

Pedestrian paths meeting the requirements of the Americans with Disabilities Act shall be clearly delineated connecting all parking areas and sidewalks along streets to the primary entrance of the building.

3. Utilities

a. Placement

Only ground mounted mechanical equipment shall be allowed.

b. Screening

Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complementary color and/or a style as the building.

4. Lighting

a. Pole mounted light fixtures may only be permitted within parking areas subject to the following limitations.

(1) The maximum height for pole mounted fixtures shall be 18 feet.

(2) Pole mounted fixtures shall be designed as full cut-off fixtures and ensure that the maximum level of trespass at a property line does not exceed two foot candles.

b. Wall mounted fixtures within 40 feet of the boundary of this overlay shall not be located above the ground floor of the building on which they are located.

5. Fences and Walls

Plastic and chain link fencing shall be prohibited.

Section 10.3.6 Florida Boulevard Design Overlay

A. Purpose

To provide guidelines for development and redevelopment activity in the designated area, as shown on the official zoning map, along Florida Boulevard from North Foster Drive to Flannery Road and to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatible land uses in development and redevelopment.

B. Enforcement and Review

The Planning Commission staff shall certify compliance prior to the issuance of building permits for any new construction within the District. For existing structures, the Planning Commission staff shall certify compliance prior to issuance of Certificates of Occupancy.

1. New Construction

- a. New construction within the overlay boundaries shall comply with the Unified Development Code requirements imposed based on the zoning classification of the lot upon which the building or other improvement or sign is constructed or reconstructed and shall also comply with the additional requirements set forth herein.
- b. Section 10.3.6.J, Design Standards, shall only apply to new construction.
- c. Manufactured homes/structures are prohibited.

2. Existing Development

- a. Any new sign or business request after February 20, 2008 shall comply with the provisions of this section.
- b. Service bays/drives must comply with Section 18.4, Screening, no later than February 20, 2011.
- c. Fencing made of barbed wire, razor wire, or chain link on any lot which fronts on Florida Boulevard and is visible from Florida Boulevard must be removed no later than April 20, 2008.
- d. Fencing made of barbed wire, razor wire, and chain link on any lot which fronts on Florida Boulevard and that is visible from the public right of way other than Florida Boulevard must be removed no later than February 20, 2010.

3. Change of permitted use

Non-conforming structures utilized by a single business which are not a part of a development with multiple land uses, such as a shopping center, and which were in existence prior to the adoption of this section, shall conform to the requirements of the overlay prior to issuance of an occupancy permit for any change of use.

4. Additions

Any addition and/or structural alteration of structures and/or parking lots resulting in a 30 percent or more increase of gross square footage under roof shall conform to the requirements of the District.

5. Renovations

a. Developments and other structures existing at the time of creation of the overlay shall conform with overlay requirements when one or more renovations and/or structural alterations to any existing structure or parking lot involves 30 percent or more of the gross floor area under roof.

b. Any modifications to a non-conforming sign, renovations to the building or property, change in use of the building or property, or damage to existing signs, the non-conforming sign must be brought into compliance with the Florida Boulevard Design Overlay regulations.

C. Waivers, Variations, and Exceptions

Parking waivers may only be granted by the Planning Commission in situations where the minimum parking requirement cannot be met due to size, shape, topographical constraints, or historical character of the neighborhood.

D. Dimensional Regulations

1. Permitted Height

Height regulations shall be in accordance with the underlying zoning district with a maximum of 45 feet or in accordance with Growth Center allowances.

2. Multi-Tenant Property and Out Parcels.

Multi-tenant property shall include a unified site design enabling the planning of a project over the entire development site and shall meet the overlay regulations in this article except as follows:

a. Overlay standards and regulations shall be applied to the multi-tenant property site perimeter boundary lines.

b. All lots within the multi-tenant property site, except those out parcels with direct access to a public right-of-way, shall be bound together as a multi-tenant property either by re-subdivision, cross dedication, servitude, or an instrument approved by the Parish Attorney as to form and legality and recorded in the Office of the Clerk of the Parish of East Baton Rouge.

c. All requirements of the overlay shall apply to each individual out parcel.

E. Lighting

In parking lots of less than 50 spaces, the maximum height for any pole mounted light fixture is 25 feet.

F. Streets and Sidewalks

1. Sidewalks

- a. All new developments shall provide adequate and safe pedestrian circulation within parking areas. The pedestrian circulation must be a minimum of five feet in width and separated from motor vehicles by using colored pavement, brick, alternative pavements and/or landscaping.
- b. All new developments shall provide a five foot wide sidewalk with at least a five foot green area setback from the road edge. Said sidewalks shall meet the Americans with Disabilities Act requirements. Sidewalks must be located within the 20 foot street yard planting area and connect with adjacent sidewalks, if adjacent sidewalks exist. If a sidewalk is unfeasible in the 20 foot setback, then the same sidewalk may be located elsewhere along the property.

G. Signs

1. Abandoned

All existing signs and supporting structures not in use as part of an active trade or business within 30 days of February 20, 2008 must comply with the sign regulations put forth in Chapter 16, Signs, of the Unified Development Code.

2. Calculations

- a. One additional attached sign shall be permitted on a secondary building frontage elevation area provided the total area of this sign does not exceed 50 percent of the allowable attached sign area as for single frontage properties.
- b. Each business on the premises shall be allowed one canopy, awning or marquee sign in addition to other permitted attached signs with the area for the sign limited to 30 percent of the total canopy, awning, or marquee area.
- c. Each development shall be allowed one detached sign except as noted below, subject to the following provisions:
 - (1) On corner lots where either property line exceeds 300 feet, a second detached sign shall be permitted with the same requirements for single frontage properties, provided that no such detached sign shall be located across from, adjacent to or within 75 feet of a residential development or residential district.
 - (2) A second sign may be erected on the second frontage of a lot provided the following additional provisions are met:
 - (a) The maximum area of the second sign is 50 square feet.

- (b) The maximum area of the second sign is 20 square feet if the lot is located across from, adjacent to or within 75 feet of a residential development or residential district.
 - (c) The maximum height of the second sign is eight feet.
 - (d) The second sign must be incorporated into a landscaping bed of at least 60 square feet. The landscaping bed shall consist of shrubs, ground cover (excluding grass) and/or other suitable plant materials, and exclude any impervious surface.
 - (e) The second sign must be set back from the property line a distance at least equal to the height of the sign.
 - (f) No more than one detached sign per frontage is allowed per multi-tenant property. Any nonconforming signs shall conform to the requirements of the overlay no later than February 20, 2013.
- 3. Maintenance

All existing signs shall be maintained to ensure that they are not considered dilapidated or damaged as defined in Section 16.3.5, Dilapidated or Damaged Signs.
- 4. Prohibited Signs

Pole signs, temporary signs, and changeable letter signs are prohibited within the district.
- 5. Electronic Message Centers
 - a. Each message displayed on any changing sign display shall remain static for at least eight seconds following the completion of its transition from the previous message. As used in this subsection "static" shall mean a display that is fixed in one position with no portion of the display being in motion or changing in color or light intensity.
 - b. When a message is changed mechanically, the transition between a complete static display of the previous message and a complete static display of the next message shall be accomplished in four seconds or less. The transition period shall be measured as that period between any movement of any part of the display of the previous message and the time that the display of the next message is fully static.
 - c. When a message is changed electronically, the transition between a complete static display of the previous message and a complete static display of the next message shall be accomplished in two seconds or less. The transition period shall be measured as that period between the time that the previous message is static and fully illuminated and the next message is static and fully illuminated.
 - d. No changing sign may include animated, flashing, full-motion video or other intermittent elements. The transition period between two fully illuminated static messages displays in an electronically changed sign shall not be considered an intermittent element so long as the purpose of the changing light intensity is to fade or dissolve into the next message.

6. Permanent On-Premise Signs By Type

Only the following types of signs shall be allowed:

a. Monument Signs

The maximum height shall not exceed 25 feet.

b. Changeable Letter Signs

(1) Developments shall be allowed to include rate and price information on a detached sign subject to the following conditions:

(2) Freestanding signs displaying price and rate information are restricted to those uses which provide drive-through service as an integral element of its business activity.

(3) Only one such sign shall be permitted and shall be limited to four square feet in area; rise no more than six feet in height; and may be illuminated but shall not flash, blink or fluctuate.

(4) All other price and rate information may be included on the detached sign structure and shall be limited to 30 percent of the total permitted sign area.

(5) Menu boards servicing restaurants shall be permitted provided that said menu boards are not located within the first 20 feet of the front of the development.

c. Wall Signs

No sign shall be erected above the roof ridge line of the main building. The maximum height for the sign shall not be over 32 feet.

d. Projecting Signs

No projecting sign shall extend more than five feet from the face of the building.

7. Billboards

Billboards are prohibited within the overlay. Billboards in existence at the time of adoption of this section are permitted and may be repaired, replaced, and re-located in accordance with the provisions of Section 16.7, Billboards, of the Unified Development Code; however, any relocation may not increase the total number of billboards-within the overlay.

H. Parking

1. Alternative Pervious Pavement Parking

Pervious paving shall be required for all parking spaces which exceed the existing parking requirements by ten percent.

2. Design Standards

Parking spaces shall be designated in such a manner that adequate maneuvering areas are provided and backing onto or off the street right-of-way will be prohibited.

3. Bicycle Parking

Five bicycle parking spaces shall be required for every 100 vehicular parking spaces.

I. Landscape and Trees

1. Street Yard Planting Area

- a. The first 20 feet from the property line shall be landscaped to include one tree for each 50 feet or fraction thereof. The street yard planting area must be a minimum of 20 feet in width.
- b. The remainder of the required street yard planting area shall be planted with grass, ground cover or other landscape material and exclusive of paving. In addition, a hedge, wall, earth berm, or other durable landscape barrier of a minimum of three feet in height can be placed in the street yard planting area. If said barrier consists of nonliving material, one vine or shrub shall be planted every ten feet and a minimum of three feet in length at time of planting and abutting the barrier. Applies to new construction only.

2. Buffers and Screening

- a. An eight foot fence must be installed between existing residential use and any new non-residential use. The fence shall be maintained in a structurally sound manner, in good appearance, and replaced when necessary and kept free of refuse and debris.
- b. All outside stored inventory must be screened from view of public roads.

3. Vehicular Use Area

- a. Applicable to areas used for parking of five or more vehicles.
- b. A minimum of ten percent of the vehicular use area of the interior of the lot shall be landscaped for the purpose of guiding and separating vehicular and pedestrian traffic.
- c. Landscaping shall be distributed in such a manner that no parking space is further than 40 feet from a Class "A" tree.

4. Maintenance

All landscaping must be maintained as specified in Section 18.8, Maintenance, of the Unified Development Code.

5. Tree and Urban Forest Preservation Standards

Live Oaks currently existing in the City-Parish or State right-of-way shall be protected. In addition, no driveways or encroachment into the root zones of the trees will be allowed. No pruning or other work may be undertaken near these trees without prior approval of the Department of Development and/or Louisiana Department of Transportation and Development. Violations are punishable by fines up to dollar amount equal to the value of the loss or damage, as determined by a professional evaluation based upon the latest edition of Council of Tree and Landscape Appraisers Guide for Plant Appraisal.

J. Design Standards

1. Exterior Building Materials Permitted

- a. Ceramic, tile, stucco (three-coat hard systems with hard or synthetic finish coat).
- b. Architectural type metal wall and roof panels (standing-seam panels, flush panels, etc. with concealed fasteners).
- c. Wood and/or composite type siding and trim (including, but not limited to, beveled lapped siding, fiber cement siding/trim and wood trim).
- d. Wood, vinyl and metal soffit panels (including, but not limited to, finished wood trim, perforated fiber cement siding, panels, vinyl or metal interlocking panels, and aluminum vents).
- e. Decorative type concrete masonry units (including, but not limited to, split-faced, ground face, ribbed, and brick).
- f. Exposed high pitch roofing (architectural-type asphalt shingles, slate shingles, clay tile shingles, wood shingles, composite/cementitious simulated slate shingles, and metal shingles).
- g. Non-exposed low pitch roofing systems (including, but not limited to, built-up roofing, modified bitumen, EPDM, and sprayed foam).

2. The following materials are not permitted:

- a. Unpainted or painted standard gray concrete masonry units.
- b. Aluminum siding (including, but not limited to, simulated-lapped board types).
- c. Non-architectural type pre-engineered metal building wall and roof components (including, but not limited to, trapezoidal panels with exposed fasteners).
- d. Exterior insulation and finish system, or EIFS (including, but not limited to, EIFS one-coat soft systems).
- e. Non-architectural type asphalt shingles (including, but not limited to, three-tab asphalt shingles).

Section 10.3.7 Government Street Design Overlay

A. Purpose

The purpose of the Government Street Design Overlay is to strengthen the physical and economic character of the corridor by promoting and encouraging consistency in the quality of design within the area shown on the official zoning map, generally described as including lots fronting on

Government Street from the east side of 11th Street to Jefferson Highway and lots fronting on Jefferson Highway from Government Street to Claycut Road/Goodwood Avenue.

B. Applicability

The provisions of this section shall apply to all development meeting the criteria established in Section 10.3.1, Enforcement and Review, as well as any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Building Placement

1. Primary Frontage

Buildings shall be located on the primary street frontage, as determined by the Planning Director, according to one of the standards identified below.

- a. A minimum of 50 percent of the primary street frontage for each development shall have buildings within ten feet of the front property line with the principal entrance located on that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be no more than one foot behind the line created by that constraint.
- b. Buildings may be located up to 20 feet behind the front property line if a courtyard providing seating is provided. The courtyard area shall include the use of plant materials in at least five percent of its area to better define the space and soften its appearance from the street.
- c. Buildings proposed to be developed on lots no more than 60 feet in width that abut properties that have been developed with buildings located behind the setback established above may be located to reflect the average setback of the abutting properties.
- d. Auto-oriented uses, such as gasoline sales, may be located further back on the lot than specified above, provided that a screen of evergreen plantings is provided. Such screen shall be between two and three feet in height within a planting area at least six feet in width.
- e. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:
 - (1) The street classification of all streets;
 - (2) The prevailing orientation of other buildings in the area;
 - (3) The length of the block face on which the building is located; and,
 - (4) The location of any alley.

2. All Other Frontages

A minimum of 50 percent of all street frontages other than the primary frontage shall have buildings or walls or hedges, at least four feet in height, within ten feet of the respective property line.

D. Building Design

1. Primary Frontage

To provide visual connection between activities inside and outside the building, 40 percent of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40 percent in order to meet this requirement.

2. All Other Building Frontages

All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.

a. Thirty (30) percent of the building façade between two and ten feet in height shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40 percent in order to meet this requirement.

b. Have at least five of the following elements incorporated into the street-facing facade:

(1) Masonry (except for flat, non-decorative concrete block);

(2) Concrete or masonry plinth at the base of the wall;

(3) Belt courses of a different texture and color;

(4) Projecting cornice;

(5) Decorative tile work;

(6) Medallions;

(7) Opaque or translucent glass;

(8) Artwork or wall graphics;

(9) Lighting fixtures;

(10) Green walls; or,

(11) Architectural elements not listed above, if approved by the Planning Director.

3. Building Orientation

Buildings shall have their primary entrance oriented toward the primary street as determined by the Planning Director. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

E. Site Design

1. Parking Areas

a. Surface Parking

All off-street surface parking shall be located to the side or rear of the primary building. Parking areas shall comprise no more than 40 percent of the street frontage of the lot or tract and, on corner lots, may not be located at the corner.

b. Structured Parking

(1) Parking structure facades.

Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.

(2) Parking structure ground floor uses.

Active uses shall be required on 30 percent of the ground floor frontage of parking structures facing the street.

2. Pedestrian ways

Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way shall connect the sidewalk, path or transportation stop to the primary entrance of the building. Pedestrian paths to buildings through parking lots shall be a minimum of five feet wide and clearly marked with paint, paving material, or other physical identification.

3. Screening

Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complimentary color and/or style as the building. If located on the roof, mechanical equipment shall be screened from view of these areas at ground level using the same color and/or a style compatible with the building façade.

4. Signs

a. Types

Only the following types of signage shall be allowed:

(1) Awning signs;

(2) Canopy signs;

(3) Marquee signs;

(4) Monument signs;

- (5) Projecting signs;
- (6) Suspended signs; and,
- (7) Wall signs.

b. Size

- (1) Monument signs shall be limited to a maximum of six feet in height.
- (2) All other signs shall be no more than one square foot of building sign per linear foot of building along primary street frontage provided that their lowest point is no higher than 20 feet above the ground; however, a minimum of 32 square feet of sign area shall be allowed.
- (3) Signs with their lowest point higher than 20 feet above grade may be as large as 10% of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

5. Lighting

a. Height

Light fixtures shall be no taller than the heights listed below:

- (1) 15 feet, for non-directional lighting
- (2) 30 feet, for directional (or full cut-off) lighting

b. Shielding

Light shall be shielded from adjacent properties to ensure that no more than 0.5 foot candles, as measured on a lighting plan, extend across the property line of adjacent residentially zoned properties and no more than five foot candles, as measured on a lighting plan, extend across the property line of all other adjacent properties.

c. Pedestrian Lighting.

Pedestrian lighting (free-standing or wall-mounted) shall be provided at one light for every 75 feet of street frontage or per an approved Pedestrian Lighting Plan.

6. Fences and Walls

a. Materials

Fences and walls, other than those required for screening, shall be constructed of wood, decorative metal, or masonry (other than unfinished or painted concrete block). The structural support members of wooden perimeter fences shall be located on the interior of the fence and shall not be visible from adjacent properties.

b. Height

Fences located in front yards may not be higher than four feet in height unless they are constructed to permit 50 percent visibility into the yard or are required for screening.

7. Pedestrian Amenities

Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the Development Director.

Section 10.3.8 Jefferson Highway Overlay

A. Purpose

This overlay is intended to strengthen the physical and economic character of the lots along Jefferson Highway as designated on the official zoning map, but generally described as being between I-12 and Needles Drive on the south side of Jefferson Highway, by ensuring buildings and uses are compatible those of the surrounding area.

B. Applicability

The provisions of this section shall apply to all development meeting the criteria established in Section 10.3.1.A, New Construction, as well any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Change of Zoning Districts

Properties within the boundaries of this overlay may only seek rezoning to the Neighborhood Office (NO) district. No properties within the boundaries shall be approved for rezoning to any other zoning district.

D. Uses

Only the uses shown in Table 10.3.8.A, Uses Permitted in the Jefferson Highway Overlay, shall be allowed, as described below:

1. Permitted uses

A “P” in the table indicates that a use is allowed by right in the designated zoning district. Such uses are subject to all other applicable requirements of this ordinance.

2. Limited uses

An “L” in the table indicates that the use is a permitted use, but that there are restrictions on the use that must be satisfied as described in the Comments column.

3. Conditional uses

A “C” in the table indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Planning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established for the use.

4. Prohibited uses

A blank cell in the tables indicates that a use is not allowed in the designated zoning district.

Table 10.3.8A
Uses Permitted in the Jefferson Highway Overlay

Uses	Zoning Districts					Comments
	A1	NO	GOL	B-1	UDD4	
Agricultural Uses (none allowed)						
Residential Uses						
Single Family Detached	P	P		P	P	
Duplex	P			P	P	
Boarding/Lodging House						
Congregate Care Facility			P	P		
Group Home	L	L		P	L	Subject to the issuance of a “Reasonable Accommodation”
Manufactured Home						
Multifamily						
Semi-Detached						
Townhome						
Zero Lot Line						
Public/Institutional Uses						
Cemetery/Columbarium/ Mausoleum						
Educational Institution	C		P	P		
Fraternal Organization			P	P		
Governmental Facility	P	P	P	P	P	
Hospital						
Museum						
Park	P	P	P	P	P	
Philanthropic Organization	C		P	P		
Religious Institution	C		P	P		
Utility Facility	P	P	P	P	P	
Wireless Comm. Tower						
Office Uses						
Bank						
Medical Office or Clinic		P/C ¹	P	P	P	
Office		P/C ¹	P	P	P	
Veterinary Office/Animal Hospital		L/C ¹			L	No outdoor runs or kennels
Commercial Uses						
Adult Entertainment						
Art Gallery		P/C ¹	L	P	P	• Within an office building • No more than 50% of the floor area
Art Studio		P/C ¹	L	P	P	• Within an office building • No more than 50% of the floor area
Bar or Lounge						
Bed and Breakfast						
Building Material Sales						
Cabinet Making/Millwork						

Table 10.3.8A (continued)
Uses Permitted in the Jefferson Highway Overlay

Uses	Zoning Districts					Uses
	A1	NO	GOL	B-1	UDD4	
Commercial Uses (Continued)						
Car Wash						
Commercial Recreation, Indoor						
Commercial Recreation, Outdoor						
Contractor’s Yard						
Convenience Store						
Convenience Store with Gasoline Sales/ Gas Station						
Country Club						
Day Care Center, Child or Adult		C				
Dry Cleaner						
Farmer’s Market						
Film and Sound Production		P/C ¹		P	P	
Funeral Home						
Gaming						
Glass Installation						
Health Club			L			<ul style="list-style-type: none">• Within an office building• No more than 50% of the floor area
Heavy Equipment Sales and Service						
Hotel/Motel						
Kennel						
Laboratory						
Laundromat						
Lawn Maintenance Facility						
Live/Work						
Microbrewery/ Microdistillery						
Motor Vehicle Repair						
Motor Vehicle Sales/Rental						
Parking Facility						
Passenger Terminal						
Personal Service Establishment						
Plant Nursery						
Reception Hall						
Research and Development Facility						
Restaurant (with alcohol)						

Table 10.3.8A (continued)
Uses Permitted in the Jefferson Highway Overlay

Uses	Zoning Districts					Comments
	A1	NO	GOL	B-1	UDD4	
Commercial Uses (Continued)						
Restaurant (without alcohol)						
Retail Sales						
Self Storage						
Shooting Range, Indoor						
Shooting Range, Outdoor/ Skeet Shooting Range						
Small Equipment Repair						
Snowball Stand						
Stadium						
Theater (with or without alcohol sales)						
Trade/Business School						
Warehouse Uses (none allowed)						
Industrial Uses (none allowed)						
Miscellaneous Uses (none allowed)						

¹ Conditional Use Permit required for building(s) greater than 2,500 square feet but less than 5,000 square feet per lot. No building(s) greater than 5,000 square feet per lot allowed.

E. Hours of Operation

No business shall be open to the public between the hours of 9:00 p.m. and 5 a.m.

F. Yards

1. Front yards – 20 feet
2. Side Yard – five feet
3. Corner Side Yard – 20 feet
4. Rear yard – 25 feet

G. Building Design

1. Building Height
No building greater than 35 feet in height shall be permitted.
2. Building Orientation
Buildings shall have their primary entrance facing the primary street as determined by the Planning Director.
3. Roof Design
Only pitched roofs may be permitted.

H. Site Design

1. No outside storage or work areas shall be allowed.
2. Driveways
No property may have more than one driveway with a maximum width of 24 feet on Jefferson Highway.
3. Parking Areas
No more than one bay of parking spaces shall be allowed in the front of a building facing Jefferson Highway. All other parking shall be located to the side or rear of the building.
4. Pedestrian Paths
Pedestrian paths meeting the requirements of the Americans with Disabilities Act shall be clearly delineated connecting all parking areas and sidewalks along streets to the primary entrance of the building.
5. Utilities
Only ground mounted mechanical equipment shall be allowed.
6. Signs
 - a. Only the following types of signs, applying the standards provided in Chapter 16, Signs, unless modified below, shall be allowed:
 - (1) Monument signs
 - (a) Maximum number – one per site
 - (b) Maximum height – five feet
 - (c) Maximum area per face – 24 square feet per face in area
 - (2) Wall signs
One square foot per linear foot of frontage with a minimum of 32 square feet
 - b. No signs or graphics may be painted directly onto the wall of a building.
 - c. No signs may be internally illuminated.
7. Lighting
 - a. Pole mounted light fixtures may only be permitted within parking areas subject to the following limitations.
 - (1) The maximum height for pole mounted fixtures shall be 18 feet.

- (2) Pole mounted fixtures shall be designed as full cut-off fixtures and ensure that the maximum level of trespass at a property line does not exceed two foot candles.
 - b. Wall mounted fixtures within 40 feet of the boundary of this overlay shall not be located above the ground floor of the building on which they are located.
8. Landscape Buffers
- All development shall provide an L2 buffer 20 feet in width and a solid eight-foot tall fence or wall with a solid gate to permit access for maintenance wherever the property abuts property outside of the overlay boundaries.
9. Fences and Walls
- Plastic and chain-link fencing shall be prohibited.

Section 10.3.9 Nicholson Drive Design Overlay

A. Purpose

To provide guidelines for development activity in the area along Nicholson Drive from Chimes Street (to the south) to Interstate I-10 (to the north) as shown on the official zoning map and to strengthen the physical and economic character of the corridor by promoting and encouraging consistency in the quality of design and compatibility with the existing character of the area and the neighborhood residents' vision as emerged through the Old South Baton Rouge Revitalization Planning process.

B. Enforcement and Review

1. New Construction

All developments within this overlay, with the exception of single family detached units, Infill/Mixed-Use Small Planned Unit Developments, Small Planned Unit Developments, Planned Unit Developments, and Traditional Neighborhood Developments, shall also comply with the requirements set forth in this section. Planning Commission staff shall certify compliance prior to issuance of building permits.

2. Existing Development

- a. All lighting in the Nicholson Drive Design Overlay must comply with the current Lighting Ordinance (13384) no later than October 17, 2008.
- b. All on premise signs in the Nicholson Drive Design Overlay must comply with the sign regulations imposed by this Ordinance and the Unified Development Code Sign Ordinance no later than October 17, 2012.

C. Renovations and Additions

- 1. Any renovation, expansion or reconstruction of 40 percent or more of an existing building or structure. A renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof. Planning Commission staff shall certify compliance prior to issuance of Certificates of Occupancy.

2. All developments within this district with the exception of single family detached units shall also comply with the additional requirements set forth in this section.

D. Boundaries

The overlay boundaries as set forth in this ordinance may be altered only with the affirmative vote of 2/3 of the members of the Metropolitan Council voting at a meeting in which a quorum is present.

E. Dimensional Regulations

1. Building Siting and Orientation

This section describes the architectural guidelines that aid in enhancing the spatial legibility and the overall aesthetics of the overlay.

- a. As highlighted in the Old South Baton Rouge Neighborhood and Economic Revitalization Strategy, Nicholson Drive has been divided into three distinct zones that will manifest unique development patterns:

- (1) The North Zone will develop as a southern extension of the Catfishtown attractions and entertainment district flanked by other uses such as residential, office, commercial, hospitality and tourism;
- (2) The South Zone will continue to evolve as a higher quality, LSU student living and commercial district with mixed-use, apartments, lofts, and condominiums, which will also influence
- (3) The Central Zone to transition from a single-family neighborhood to a slightly higher density townhome environment with a possibility of low-rise mixed-use apartment flats at the north end.

- b. Separate “Orientation, Siting, and Setback”, “Scale and Height”, “Parking and Access Accommodations”, and “Park and Open Space Accommodations” subsections apply specifically to each of the aforementioned Zones.

(1) North Zone

(a) Orientation, Siting, and Setback

The general intent of the orientation, siting and setback standards for the North Zone is to encourage development that reinforces the urban grid of the neighborhood street and sidewalk system by maintaining a consistent building edge behind the right-of-way/parcel lines with parking and servicing to the side and rear out of view. Outlined below are the relative setback standards by use and location:

- i. Pedestrian entrances and storefronts should be designed to orient to the block’s street frontage. While side or rear entries may be needed, the

predominant major building entry should be oriented toward the major street.

- ii. The front building facade should be oriented parallel to the street or toward a major plaza or park.
- iii. Buildings on corners along Nicholson Drive and on public open spaces should include storefront design features for at least 50 percent of the ground floor wall area on the side street elevation.
- iv. Commercial and mixed-use buildings along Nicholson Drive shall have a minimum front yard setback of ten feet and a maximum of 15 feet from the public right-of-way and intersecting side street right-of-way.
- v. Commercial and mixed-use buildings along existing or new address streets shall have a minimum front yard setback of five feet and a maximum of ten feet from the public right-of-way and intersecting side street right-of-way.
- vi. Commercial and mixed-use buildings having a publicly accessible arcade or porch structure, measuring between ten feet and 15 feet in width, on the ground floor of the front façade, may be built directly behind the public right-of-way line on Nicholson Drive and its related side street corners.
- vii. Commercial and mixed-use buildings having a publicly accessible arcade or porch structure, measuring between eight feet and ten feet in width, on the ground floor of the front façade, may be built directly behind the public right-of-way line on existing or new address streets.
- viii. Buildings exceeding four stories in height must step the upper floor facades (on the street side) an addition 15 feet for a total setback of 25 feet minimum to 30 feet maximum, depending on the initial ground level building setback below.
- ix. Multifamily residential buildings along Nicholson Drive shall have a minimum front yard setback of ten feet and a maximum of 15 feet from the public right-of-way and intersecting side street right-of-way.
- x. Multifamily residential buildings along existing or new address streets shall have a minimum front yard setback of ten feet and a maximum of 15 feet from the public right-of-way and intersecting side street right-of-way.
- xi. On-site surface parking bays running parallel with Nicholson Drive or proposed address streets shall be setback a minimum of six feet and maximum of eight feet from the public right-of-way to accommodate adequate screening for the parking lot.

- xii. On-site, mid-block parking bays running perpendicular to Nicholson Drive or a proposed address street shall be setback a minimum of ten feet and a maximum of 15 feet to accommodate entry parking islands.
- xiii. All structures shall be setback in accordance with the sections illustrated in Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center.
- xiv. There shall be a 30 feet minimum separation between multifamily residential buildings.

(b) Scale and Height

The general intent of the height and scale standards for the North Zone is to encourage development that is a minimum of two stories and a maximum of eight-stories, with accompanying roof structures that are no more than one additional story in height allowing for rooftop utilities and potential dormered loft spaces. Outlined below are the relative height standards by use and location:

i. North Nicholson Zone – North of Oklahoma Avenue

- (i) Multi-family residential buildings on Nicholson Drive or an “Address Street” must be four stories or 45 feet minimum and are permitted to be eight stories or 90 feet maximum to the top plate height.
- (ii) Mixed-use buildings with retail on the ground level and residential above must be four stories or 50 feet minimum and are permitted to be eight stories or 95 feet maximum to the top plate height.
- (iii) Commercial/office buildings must be four stories or 50 feet minimum and are permitted to be eight stories or 95 feet maximum to the top plate height.
- (iv) Ancillary structures must be two stories or 25 feet minimum height provided that two-story structures shall be employed only as supporting elements that are integral to larger building masses on site.
- (v) Parking structures are permitted to a maximum height of 50 feet to the top of screen wall parapet.
- (vi) In lower elevation, flood prone areas homes and businesses must be elevated one foot above the minimum base flood elevation and constructed in a manner that flood water is not displaced on another property owner by excessive filling. The structure should be elevated with open pier or wall and flood louver construction to allow the substructure to flood during storm events without impact or damage to the principal structure or neighboring structures.

(vii) The height limit for each building and parking structure shall be in conformance with the approved Unified Development Code and Nicholson Overlay guidelines.

ii. North Nicholson Zone – South of Oklahoma Avenue

The general intent of the height and scale standards for the North Zone is to encourage development that is a minimum of four stories and a maximum of eight stories, with accompanying roof structures that are no more than one additional story in height allowing for rooftop utilities and potential dormered loft spaces. Outlined below are the relative height standards by use and location:

(i) Multi-family residential buildings on Nicholson Drive or an “Address Street” must be three stories or 35 feet minimum and are permitted to be four stories or 45 feet maximum to the top plate height.

(ii) Townhome buildings on Nicholson Drive or an “Address Street” must be three stories or 35 feet minimum and are permitted to be four stories or 45 feet maximum to the top plate height.

(iii) Mixed-use buildings with retail on the ground level and residential above must be three stories or 40 feet minimum and are permitted to be four stories or 50 feet maximum to the top plate height.

(iv) Commercial office buildings must be three stories or 40 feet minimum and are permitted to be four stories or 50 feet maximum to the top plate height.

(v) Ancillary structures must be two stories or 25 feet minimum height provided that two-story structures shall be employed only as supporting elements that are integral to larger building masses on site.

(vi) Parking structures must be two to three levels with a maximum height of 35 feet to the top of screen wall parapet.

(vii) In lower elevation, flood prone areas homes and businesses must be elevated one foot above the minimum base flood elevation and constructed in a manner that flood water is not displaced on another property owner by excessive filling. The structure should be elevated with open pier or wall and flood louver construction to allow the substructure to flood during storm events without impact or damage to the principal structure or neighboring structures.

(viii) The height limit for each building and parking structure shall be in conformance with the approved Unified Development Code and Nicholson Overlay guidelines.

(c) Parking and Access Accommodations

The general intent of the parking and access siting standards for the North Zone is to encourage both surface and structured parking design and layout that minimizes the visual impact on surrounding developments and the public realm. Outlined below are the relevant parking and access standards by location:

- i. All surface parking shall be located at the rear of the buildings they serve.
- ii. Mid-block and corner parking oriented to the side of the building it serves is permitted with the approval of Planning Commission staff.
- iii. One surface parking access point per block face per development shall be permitted along Nicholson Drive and all adjoining side streets.
- iv. Required parking may be accommodated under the rear of residential structures if it is screened from the public right-of-way.
- v. Surface parking must be configured to allow adequate service truck access to trash, recycling and utility services areas of a building.
- vi. Free standing parking lots shall be setback a minimum of 15 feet and a maximum of 20 feet from the rear façade of retail, commercial or mixed-use structures (unless the parking is incorporated into the ground floor of the structure).
- vii. Free standing parking lots shall be setback a minimum of ten feet and a maximum of 15 feet from the rear façade of multi-family residential structures (unless the parking is incorporated into the ground floor of the structure).
- viii. One parking structure access point per block face shall be permitted along Nicholson Drive.
- ix. Parking structures may include a green roof deck for density bonus consideration by the Planning Commission. (See Appendix K – Stormwater BMP Manual.)
- x. Underground parking structures are optional.

(d) Park and Open Space Accommodations

- i. The general intent of the park and open space standards for the North Zone is:
 - (i) To encourage the preservation of mature vegetation in the area and reestablish the “Civic Boulevard” character that has been lost along the Nicholson Corridor;

- (ii) To establish a greenway along the northern portion of the Corporation Canal as parcels are redeveloped; and,
 - (iii) To establish a designated portion of the North Zone as a large public gathering and event space for the citizens of Old South Baton Rouge. Outlined below are the relevant park and open space standards by location.
- ii. A 25 feet minimum building and parking setback, measured from the centerline, on the west side of the Corporation Canal from Interstate 10 to Van Buren Street must be respected and all existing mature, healthy vegetation must be preserved and documented within this zone.

(2) Central Zone

(a) Orientation, Siting, and Setback

The general intent of the orientation, siting and setback standards for the Central Zone is to encourage development that reinforces the pastoral qualities of the Nicholson Drive tree lined boulevard and the Magnolia Mound Plantation. This can be achieved by maintaining the large green setback along both sides of Nicholson Drive as a park like setting for low scale residences framing small scale interior streets and parking spaces, with convenient on-street visitor parking and resident parking to the rear of the homes out of view. Outlined below are the relative setback standards by use and location:

- i. Attached townhome buildings along interior streets and mews shall have a minimum setback of five feet and a maximum of 15 feet from the public right-of-way or from the back of sidewalk on a private street or internal green space.
- ii. There shall be a 20 feet minimum separation between attached residential townhome buildings.
- iii. Mixed-use buildings along Nicholson Drive shall have a minimum front yard setback of 50 feet and a maximum of ten feet from the public right-of-way and intersecting side street right-of-way.
- iv. Buildings on corners along Nicholson Drive and on public open spaces should include storefront design features for at least 50 percent of the ground floor wall area on the side street elevation.
- v. Pedestrian entrances and storefronts should be designed to orient to the block's street frontage. While side or rear entries may be needed, the predominant major building entry should be oriented toward the major street.
- vi. The front building facade should be oriented parallel to the street or toward a major interior plaza or park.

- vii. Multifamily residential buildings along Nicholson Drive shall have a minimum front yard setback of 50 feet and a maximum of 55 feet from the public right-of-way and a minimum side street setback of ten feet from the right-of-way.
- viii. There shall be a 30 feet minimum separation between multi-family residential or mixed-use buildings.
- ix. All structures shall face onto either a roadway or internal open space. Structures are not permitted to side or back onto Nicholson Drive.
- x. All structures shall be setback in accordance with the sections illustrated in Exhibits 14 through 18 in the Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center.

(b) Scale and Height

The general intent of the height and scale standards for the Central Zone is to encourage development that is a minimum of two stories and a maximum of three stories, with accompanying roof structures that are no more than one additional story in height allowing for rooftop utilities and potential dormered loft spaces. Outlined below are the relative height standards by use and location:

- i. Multi-family residential buildings along Nicholson Drive and internal to the site, as illustrated in Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center, are permitted to be three stories or 35 feet maximum to the top plate height.
- ii. Multi-family residential buildings on Nicholson Drive or an “Address Street” must be two stories or 25 feet minimum and are permitted to be three stories or 35 feet maximum to the top plate height.
- iii. Townhome buildings along Nicholson Drive and interior to the site are permitted to be three stories or 35 feet maximum to the top plate height.
- iv. Townhome buildings on side streets are permitted to be three stories or 35 feet maximum to the top plate height.
- v. Mixed-use buildings with retail on the ground level and residential above must be three stories or 40 feet maximum to the top plate height.
- vi. Ancillary structures must be a one story or 15 feet minimum height provided that single story structures shall be employed only as supporting elements that are integral to larger building masses on site.
- vii. The height limit for each building and parking structure shall also be in conformance with the approved Unified Development Code and these District guidelines.

- viii. In lower elevation, flood prone areas businesses must be elevated above the minimum base flood elevation and constructed in a manner that flood water is not displaced on another property owner by excessive filling. The structure should be elevated with open pier or wall and flood louver construction to allow the substructure to flood during storm events without impact or damage to the principal structure or neighboring structures.

(c) Parking and Access Accommodation.

The general intent of the parking and access siting standards for the Central Zone is to encourage both surface parking that minimizes the visual impact on surrounding developments and site access that minimizes the vehicular conflicts along Nicholson Drive and neighboring, intersecting streets. Outlined below are the relevant parking and access standards by location:

- i. Private resident parking shall be located and accessed with an alley to the rear of multifamily or commercial buildings and consist of a garage integral to the residence, a freestanding garage or a parking pad.
- ii. Freestanding garages shall be placed a minimum of five feet and maximum of ten feet from the alley right-of-way to allow for proper turning movements from the alley cartway.
- iii. All surface parking for multi-family or mixed-use buildings shall be located at the rear of the buildings they serve.
- iv. One shared parking access point per block face shall be permitted along all adjoining side streets; however, no direct parking lot access is permitted off of Nicholson Drive.
- v. Alleys and parking driveways at the rear of mixed-use or residential buildings with parking below shall be set back a minimum of five feet and a maximum of ten feet from the rear façade to allow for proper turning movements from the alley cartway.
- vi. On-street parallel parking within public rights of way or private street easements.
- vii. Visitor parking shall be provided within the on-street parking spaces.
- viii. Required parking may be accommodated under the rear of residential structures if it is screened from the public right-of-way (Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center).
- ix. Free standing parking lots shall be setback a minimum of 15 feet and a maximum of 20 feet from the rear façade of multi-family residential structures (unless the parking is incorporated into the ground floor of the structure).

- x. No parking structures are permitted within the Central Zone area.
- xi. Streets and alleys must be configured to allow adequate service truck access to trash, recycling and utility services areas of a building.

(d) Fences

- i. Semi-transparent fences are allowed, but are limited to three feet in height (e.g., wood picket and decorative metal fences).
- ii. Six foot high privacy fences may be allowed in rear and side yards. Privacy fencing is not permitted to extend forward from the back of the structure toward the front of the house and/or street.

(e) Park and Open Space Accommodations

The general intent of the park and open space standards for the Central Zone is to encourage the preservation of mature vegetation and the pastoral character along the Nicholson Corridor and its surrounding large lot sites. The large open spaces, mature trees and heritage of the area is what makes this portion of Nicholson unique and thus development in this area must be held to a higher standard than revitalization areas to the north and south. Outlined below are the relevant park and open space standards by location:

- i. A 50 feet building setback on the west and east sides of Nicholson Drive must be respected and all existing mature, healthy vegetation must be preserved and documented within this zone.
- ii. All proposed development sites along Nicholson Drive between Garner Avenue and Johnson Street must have a detailed tree survey prepared for the site indicating the species and health of any mature tree over six inches in diameter at breast height.
- iii. Twenty (20) percent of any development site must be kept in dedicated open space, preferably located around existing mature trees and directly across Nicholson drive from the Magnolia Mound Plantation House as illustrated in Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center.

(3) South Zone

(a) Orientation, Siting, and Setbacks

The general intent of the orientation, siting and setback standards for the South Zone is to encourage development that reinforces the urban grid of the neighborhood street and sidewalk system by maintaining a consistent building edge behind the right-of-way/parcel lines with parking and servicing to the side and rear out of view. Outlined below are the relative setback standards by use and location:

- i. Pedestrian entrances and storefronts should be designed to orient to the block's street frontage. While side or rear entries may be needed, the predominant major building entry should be oriented toward the major street.
- ii. The front building façade should be oriented parallel to the street or toward a major plaza or park.
- iii. Buildings on corners along Nicholson Drive and on public open spaces should include storefront design features for at least 50 percent of the ground floor wall area on the side street elevation.
- iv. Commercial buildings along Nicholson Drive shall have a minimum front yard setback of 50 feet and a maximum of ten feet from the public right-of-way and intersecting side street right-of-way.
- v. Mixed-use buildings along Nicholson Drive shall have a minimum front yard setback of five feet and a maximum of ten feet from the public right-of-way and intersecting side street right-of-way.
- vi. Commercial and mixed-use buildings having a publicly accessible arcade or porch structure, measuring between eight feet and ten feet in width, on the ground floor of the front façade, may be built directly behind the public right-of-way line on Nicholson Drive and its related side street corners (Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center).
- vii. Multifamily residential buildings along Nicholson Drive shall have a minimum front yard setback of ten feet and a maximum of 15 feet from the public right-of-way and intersecting side street right-of-way.
- viii. On-site surface parking bays running parallel with Nicholson Drive shall be setback a minimum of six feet and maximum of eight feet from the public right-of-way to accommodate adequate screening for the parking lot. (Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center).
- ix. On-site, mid-block parking bays running perpendicular to Nicholson Drive shall be setback a minimum of ten feet and maximum of 15 feet to accommodate a parking island (Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center).
- x. All structures shall be setback in accordance with the sections illustrated in Exhibits 20 through 25 located in the Planning Commission office.
- xi. There shall be 30 feet minimum separation between multifamily residential buildings.

(b) Scale and Height

The general intent of the height and scale standards for the South Zone is to encourage development that is a minimum of two stories and a maximum of four-stories, with accompanying roof structures that are no more than one additional story in height allowing for rooftop utilities and potential dormered loft spaces. Outlined below are the relative height standards by use and location:

- i. Multi-family residential buildings on side streets are permitted to be three stories or 35 feet maximum to the top plate height.
- ii. Multi-family residential buildings on Nicholson Dr. or an “Address Street” are permitted to be four stories or 45 feet maximum to the top plate height.
- iii. Townhome buildings on side streets are permitted to be three stories or 35 feet maximum to the top plate height.
- iv. Mixed-use buildings with retail on the ground level and residential above are permitted to be four stories or 50 feet maximum to the top plate height.
- v. Commercial buildings are permitted to be three stories or 25 feet maximum to the top plate height.
- vi. Ancillary structures must be a one story or 15 feet minimum height provided that single story structures shall be employed only as supporting elements that are integral to larger building masses on site.
- vii. Parking structures must be two to three levels with a maximum height of 35 feet to the top of screen wall parapet.
- viii. In lower elevation, flood prone areas businesses must be elevated one foot above the minimum base flood elevation and constructed in a manner that flood water is not displaced on another property owner by excessive filling. The structure should be elevated with open pier or wall and flood louver construction to allow the substructure to flood during storm events without impact or damage to the principal structure or neighboring structures.

(c) Parking and Access Accommodations

The general intent of the parking and access siting standards for the South Zone is to encourage both surface and structured parking design and layout that minimizes the visual impact on surrounding developments and the public realm. Outlined below are the relevant parking and access standards by location:

- i. All surface parking shall be located at the rear of the buildings they serve.
- ii. Mid-block and corner parking oriented to the side of the building it serves is permitted with the approval of Planning Commission staff and if designed and implemented per the parking templates illustrated in Old South Baton Rouge

supplementary materials located in the Planning Commission Resource Center.

- iii. One shared parking access point per block face shall be permitted along Nicholson Drive and all adjoining side streets.
- iv. Required parking may be accommodated under the rear of multifamily structures if it is screened from the public right-of-way.
- v. Surface parking must be configured to allow adequate service truck access to trash, recycling and utility services areas of a building.
- vi. Free standing parking lots shall be setback a minimum of seven feet and a maximum of ten feet from the rear façade of retail, commercial or mixed-use structures (unless the parking is incorporated into the ground floor of the structure).
- vii. Free standing parking lots shall be setback a minimum of 15 feet and a maximum of 20 feet from the rear façade of multi-family structures (unless the parking is incorporated into the ground floor of the structure).
- viii. One parking structure access point per block face shall be permitted along Nicholson Drive.
- ix. Where possible, parking structures must be centrally located within a development block and shall not be visible from surrounding streets.
- x. Parking structures may include a green roof deck for density bonus consideration by the Planning Commission. (See Appendix K)

F. Lighting

Adequate lighting is essential to both the business community and residents, because it increases visibility and security. The following are general requirements and recommendations which should be met when designing for lighting in the public realm and private development projects.

1. Light Fixture Design Standards

A coordinated hierarchy and diversity of lighting and intensities is required to maximize the quality of the nighttime environment within the Nicholson Drive Overlay area to guide pedestrians and motorists through the area and accent special features. Special features may include but are not limited to, the Magnolia Mound Plantation, parks, courtyards, building entrances, pathways, and open spaces. This hierarchy and diversity shall respond to the relative enclosures, spaces, plant and building materials along with building heights and architectural features.

2. Lighting design criteria shall apply to:

- a. Nicholson Drive;

- b. Private streets, alleys, and access drives;
 - c. Pedestrian and landscaped areas;
 - d. Natural open spaces and trails;
 - e. Motor/pedestrian courts and plazas; and,
 - f. Surface parking areas.
3. Public streets within the overlay shall be illuminated using pedestrian-scale lighting of 12 feet to 14 feet pole height with a controlled light distribution pattern.
 4. Private streets, alleys, and access drives shall use pole-mounted lighting to be compatible with the adjacent architecture. Landscape up-light and down-light accents shall be provided, where appropriate. In a fashion similar to public streets, those streets and alleys which are intended to serve a dual use for occasional “festival” activities and “outdoor markets” shall include supplemental lighting and appropriate electrical conduit and service connections to fulfill this purpose.
 5. A lighting plan shall be prepared for all proposed developments of 30,000 square feet or larger. The plan shall provide both vertical and horizontal illumination levels.
 6. A white-colored light source shall be used to give a truer rendition of the existing surfaces that are being illuminated. Lighting in pedestrian plazas, pedestrian connections and sitting areas shall provide reasonable levels of nighttime visibility. Accent lighting shall be used at special locations such as stairs, entry signage, and sculpture.
 7. Light fixture illumination at motor courts shall be provided from indirect sources such as landscape, bollard lights, accent up lighting and down lighting. Where used, pole-mounted sources shall have a controlled cutoff reflector and shall match public street lighting fixtures. Light sources shall produce a white light. Colored lenses are prohibited. Lighting shall be positioned and/or screened to minimize light spillover to adjacent sites and communities.
 8. Except for any hotels and restaurants, flood lighting of building exteriors shall be prohibited without the approval of Planning Commission staff. An illumination impact plan may be required by Planning Commission staff prior to building approval.
 9. The proposed Central Zone park and neighborhood park areas shall be illuminated similar to private pedestrian landscape areas. Illumination intensities shall be greater than minimal standards to ensure nighttime “vibrancy” in and around the area. Motor courts will receive some illumination from adjacent buildings. Additional lighting within courtyards shall be provided by hidden source landscape up-light and down-light accents. Those areas that are intended to serve “festivals” and “outdoor markets” shall include supplemental lighting and appropriate electrical conduit and service connections.

G. Streets and Sidewalks

1. Motor Courts and Pedestrian Courts

- a. Materials shall indicate to motorists that they have entered a pedestrian area. One or more materials may be used as the dominant material for motor court paving including:
 - (1) Integrally colored concrete with special accent bands;
 - (2) Pre-cast concrete unit pavers;
 - (3) Rustic terrazzo (integral exposed aggregate concrete);
 - (4) Clear or stress finished concrete, with special jointing patterns and accent bands of another material;
 - (5) Stone and/or brick pavers; or,
 - (6) Imprinted paving patterns, such as stamped concrete.
- b. Header curbs are required at the edge of all motor court vehicular driving surfaces to separate vehicular travel ways from pedestrians. They shall be constructed of concrete or stone. Bituminous curbs are not permitted.

2. Curb Cuts

Curb cuts shall be kept to a minimum of one per block face per development. The Transportation and Drainage Director may grant one additional curb cut per block face not fronting on Nicholson Drive for developments that utilize structured parking.

3. Sidewalks

a. Site and Building Integration

Adequate and safe sidewalks and areas of pedestrian circulation from street and parking areas shall be provided. The sidewalks and circulation areas must be a minimum of five ~~(5)~~ feet in width and distinguished from vehicle use areas by using colored pavement, brick, alternative pavements and/or landscaping. Pervious hardscape materials should be preferred over impervious where feasible to help reduce stormwater runoff speed and quantities.

b. Circulation

The previous section describes the goals for ground level pedestrian and vehicular circulation. Planning Commission staff shall ensure that an integrated system of through building passages, garage connections, pedestrian concourses, and covered walkways completes the overall circulation system.

c. Private sidewalks

- (1) Private walkways shall be provided by individual developers and property owners and connect to both existing and proposed sidewalks, motor courts, buildings, and public spaces within neighboring developments.
- (2) Covered walkways shall be provided by individual developers and/or property owners at building entries and porte-cocheres. Sidewalk connections shall also be provided to buildings and their parking lots. These widths may vary depending on site constraints.
- (3) Consistent graphics and lighting programs shall be used to identify all private walkways. Bituminous paving shall not be used in sidewalk areas as this does not complete the existing concrete walks and the proposed streetscape improvements.

d. Public Sidewalks and Associated Streetscapes

Consistent graphics and lighting programs shall be used to identify public sidewalks. Bituminous paving shall not be used in sidewalk areas. Where appropriate pervious pavement materials should be preferred over impervious materials for any private sidewalk to help reduce stormwater runoff speed and quantities.

e. Crosswalks

- (1) Pedestrian crosswalks in the Nicholson Overlay should be consistent in layout and design; however, the materials used for implementation may differ between crossings. The surface treatment of crosswalks will vary depending on the types of streets of which it is comprised. In areas where a more elaborate streetscape crosses one that is less so, the crosswalk treatment should respond to the more elaborate of the two. Thus, where a brick streetscape crosses a concrete streetscape, the crosswalks should match the brick.
- (2) The dimensions for crosswalks may also vary from street to street. It is generally desirable to align the outer limits of crosswalks with the building facades or rights-of-way of the two intersecting streets. The inner limits of the crosswalks are then defined by adopting standard dimensions for crossing widths (ranging from ten feet to 15 feet or equal to the sidewalk/right-of-way width. This approach allows the streetscape to continue visually across the street. However, this approach does not always work due to misaligned building facades, curvilinear streets or misaligned streets. In such cases it is best to run crosswalks parallel to a line projected from face of curb to face of curb from the misaligned roadways.
- (3) Street crosswalks are desirable across all public streets, private vehicular access ways, motor courts and service drives located between parking areas and building entrances. To enhance public safety, minimize crossing conflicts and provide visual cues to both pedestrians and motorists, all pedestrian street crossing shall be well defined. Articulating crosswalks through contrasting unit paving materials and painted striping will provide a designated path for pedestrians.

f. Paving Materials

Sidewalk paving materials should be reviewed and approved by Planning Commission staff and where appropriate pervious materials should be used instead of impervious.

4. Streetscape Amenities

- a. Benches, tables and chairs are encouraged within all future public enhancement and private development projects in the Nicholson Overlay. Color and style should complement and be coordinated with the building and paving materials. Construction should be of contoured, recycled wood, plastic or metal with the frame and/or end members constructed of heavy metal for quality and durability.
- b. Trash receptacles are required in public plaza areas, open green spaces, parks, bus stops, highly trafficked street corners and other sections of the Nicholson Overlay where people will congregate. Trash receptacles should also be located outside of food service facilities and convenience stores. They should not be placed where they would interfere with pedestrian movement or the Americans with Disabilities Act.
- c. Approved materials are stone, pre-cast concrete, and metal. To the extent feasible, trash receptacle colors and materials shall complement and be coordinated with adjacent buildings and other site furnishings.
- d. Department of Development staff reserves the right to review and approve all street and hardscape furnishings. Additional recommendations are presented for each of the specific streetscape and site furnishing items above in Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center.

5. Bikeways

Roadway surfaces must be designed to accommodate bicyclists and should connect to the surrounding existing and planned bicycle systems and link LSU, downtown, the riverfront, parks, open spaces, schools, libraries, civic buildings and neighborhoods within the area. Bike lanes shall meet all local transportation and state regulations. Bikeway lanes shall be properly located along Nicholson Drive and Address Streets. Accommodations for bicyclists should be primarily for the recreational or leisure cyclist. Traveling at relatively slow speeds, the cyclists will likely make frequent stops along roadways within the Nicholson Overlay. Therefore, bike racks should be located at various locations throughout downtown to provide safe and convenient temporary storage. Areas that are designated for bicyclists should use paving materials that are smooth and free of obstruction. There must be a clearly designated separation between bicycle zones and vehicular areas. This separation can visually be established by using varying colors or materials, where possible.

6. Transit

- a. Bus stops are already located along Nicholson Drive. At full development of the Nicholson Drive Area and in light of the growing student population a higher use of the public transit should be expected. The bus stop shelters shall be specified and coordinated with the character of the adjacent architecture and streetscape furnishings. The design and

location of all bus facilities, including bus parking, on private property shall be approved by Planning Commission staff.

- b. Developments with more than 400 feet of Frontage at designated CATS bus stops may construct a bus shelter which is architecturally compatible with the primary building and may be eligible for a credit against traffic impact fees as determined by the Department of Transportation and Drainage.

H. Signs

- 1. Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for requirements for attaining sign permits in the District.

- 2. Abandoned

- a. Whenever a sign becomes structurally unsafe, as determined by the Building Official, or endangers the safety of a structure, premises or the public, or is erected or maintained in violation of these design guidelines and the zoning ordinance, or is abandoned or the use with which it is associated is abandoned or discontinued, the Building Official may, by the issuance of a violation notice and correction order, order such sign to be made safe and comply with these guidelines and the City's ordinance, or be removed.
- b. If the cost of repairing a sign exceeds 50 percent of the sign's value, it shall be removed and the replacement sign shall conform to these design guidelines and the zoning ordinance. The more restrictive requirements between the two documents shall apply.
- c. Failure to comply with the notice shall constitute grounds for the Building Official to have the sign removed, and the cost thereof shall be borne by the person so notified as an addition to any fine imposed by a court of law for a violation of this chapter. If the cost is not paid as an addition to a fine, the Parish may seek to recover such cost by any means allowed at law or equity.

- 3. Calculations

- a. Developments with 100 feet or less of frontage may only utilize wall, canopy, awning or projecting signs. All signs must be attached to the building.
- b. Developments with more than 100 feet of frontage with a building setback of at least 15 feet may utilize a monument sign not to exceed six feet in height and 36 square feet per face.
- c. Developments with more than 100 feet and less than 200-feet of frontage, with a building setback of at least 15 feet, may utilize a monument sign not to exceed six feet in height and 36 square feet per face.
- d. Developments with more than 200 feet of frontage may utilize a monument sign not exceeding ten feet in height and 75 square feet per face.

- e. Signs to be located within proposed public right-of-way must receive approval from staff of the Department of Development.
- 4. Prohibited Signs
 - Pole signs, changeable letter signs (except as part of an identification sign), and flagging are prohibited.
- 5. Electronic message centers shall be prohibited.
- 6. Temporary Signs
 - Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for requirements concerning temporary signs in the Nicholson Overlay.
- 7. Permanent On-Premise Signs By Type
 - a. Monument Signs
 - One monument sign is allowed per frontage.
 - b. Changeable Letter Signs
 - One restaurant preview and menu board per site shall be permitted, and will be no greater than three feet in height and four feet in length.
 - c. Wall Signs
 - (1) Wall signs cannot exceed 36 square feet in sign area.
 - (2) Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for requirements concerning wall signs in the Nicholson Overlay.
 - d. Canopy, Awning Signs, and Projecting Signs
 - Canopy, awning and projecting signs are not to exceed 12 feet in length.
 - e. Motor vehicles (including but not limited to trucks, buses, vans, automobiles and tractors) containing any type of sign (other than painted name, logo, and business information on a commercial vehicle) shall not be parked or placed in any zoning district within sight distance of a public street, easement or private road. This prohibition shall not apply to overnight parking of vehicles.
- 8. Flags
 - a. Flags shall be sized in accordance with pole height as shown in Table 10.3.8.A, Flag Dimensions.
 - b. Pole heights over 40 feet are not permitted.

**Table 10.3.9.A
Flag Dimensions**

Pole Height in Feet	Flag Dimensions in Feet
15	3 x 5
20-25	4 x 6
30-35	5 x 8
40	7 x 10

9. Billboards

The following guidelines shall be applied to all billboards in the Nicholson Overlay:

- a. In the South Zone (West Chimes Street to West McKinley Street), new billboards can only be erected if an existing sign, including structure, is removed. New off-premise signs cannot exceed 300 square feet per face and must meet current Unified Development Code requirements.
- b. In the Central Zone (West McKinley Street to Garner Street), are prohibited.
- c. In the North Zone (Garner Street to Interstate 10), billboards cannot exceed 300 square feet per face and must meet current Unified Development Code requirements.

10. Design Intent

The complex needs and functions of a mixed-use corridor require an integral sign system to direct, orient, identify, and inform. It also facilitates pedestrian and vehicular movement through and around the community.

- a. All site signs shall be coordinated with a consistent style throughout the development project. Site signs shall be high quality and maintain a uniform color scheme, material, and design. A unifying logo shall relate the signs to one another.
- b. Primary entrance signs identifying the overall development can occur at key locations where internal roadways intersect main roads. These sites will be determined by the developer and reviewed and approved by the Planning Commission staff. These signs shall be architecturally compatible and be consistent with the buildings in the development.
- c. Secondary entrance signs identifying specific buildings or tenants shall occur at key parking facility entryways. These signs shall be of small monument style and consistent with the primary entrance signs.
- d. Directional signs indicate locations of tenants, facilities, amenities, and other important locations. They shall be designed in scale to accommodate vehicles and pedestrians.
- e. Regulatory signs will indicate handicapped parking, loading zones, fire lanes, and other service-related components. These signs shall be kept to a minimum and be consistent with the overall sign system whenever possible and shall conform to the height, information and color standards of East Baton Rouge Parish and the State of Louisiana. Sign faces shall be of approved materials, but sign backs and posts shall be painted in a

color consistent with the theme of the overall project. Post shall be round or rectangular tube steel; “channel” posts are not allowed.

I. Parking

1. Off- Street Parking

- a. Surface parking lots, if properly designed and screened, can contribute to the urban character of a district and provide an attractive pedestrian environment. A low evergreen hedge and fence or masonry wall will screen wheels, bumpers and paving, thereby eliminating the harshest visual aspects of the parking lot, while also providing for surveillance and security.
- b. All parking areas must be located at the rear or to one side of the primary building or structure. The main entrance must be visually and physically accessible from the public sidewalk and street.
- c. On corner lots, no parking areas may be located between the building or the two front property lines.
- d. The landscape bed for the parking lots screening must be a minimum of six feet wide and contain a continuous evergreen hedge or masonry wall with a maximum height of 30 inches.
- e. Any parking area containing 25 or more spaces shall include sunken parking islands with curb cuts or drains that would allow channelization of stormwater to vegetation planted within the island. (See Appendix K)
- f. Rooftop parking is encouraged and should be utilized if possible.
- g. Shared drive-ways and parking areas are encouraged to minimize the number of curb cuts along Nicholson Avenue.
- h. Cross access easements between parking lots are encouraged in site plan review.
- i. Existing properties that are further subdivided must utilize shared parking and shared street entrances, which shall be shown on the final plat.
- j. At-grade parking areas, as well as medians, will be graded to ensure the preservation of existing vegetation as close as possible to the edge of the parking lot.
- k. A maximum side slope of two to one (2:1) will be allowed provided that such slopes are planted in groundcover.
- l. The maximum slope for lawn areas shall be three to one (3:1). A maximum slope and cross slope of five percent is allowed within the surface parking areas, and a minimum ten foot buffer will be allowed between buildings and surface parking lots.

- m. Landscaped medians will also be provided between parking areas and service drives.
 - n. There shall be a ten foot minimum buffer between the rear of buildings and the surface parking. Within this buffer there shall be a minimum five foot landscape planting buffer adjacent to the building with a sidewalk of five foot minimum width adjacent to the parking area.
 - o. Interior parking shall provide adequate turnaround areas for emergency and delivery vehicles.
 - p. Individual off-site parking spaces within commercial areas shall not have direct individual access to any public street other than for parallel parking.
 - q. All parking lot entrances shall be marked with painted pedestrian crossings.
 - r. Access locations from the street to the surface parking lot, landscaping and sidewalk locations must be approved by Planning Commission staff. Section 10.3.9.I.1.h, Vehicular Use Area, highlights additional landscaping requirements.
 - s. A waiver of the minimum parking requirement as set forth in Chapter 17, Parking, may be granted for all other circumstances by application to the Planning Commission if compliance with other provisions of this Ordinance is not feasible due to parking requirement. Applicant must specify reason for waiver request.
 - t. **Parking Structures**
Parking structures shall appear as inconspicuous as possible and be visually screened from adjacent property and open space by the use of gradually sloping earth berms, new plantings, and/or the preservation of existing trees, where possible. Any parking structure that is located adjacent to a street shall have retail/commercial uses on the first level fronting the street and set back ten feet from the public right-of-way. The setback shall be planted with trees, shrubs, and ground cover to soften the view of the structure and establish an appropriate sense of scale. Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for additional requirements.
2. **Alternative Porous Pavement Parking**
Alternative porous pavement parking (Appendix K – Stormwater BMP Manual) must be utilized for parking spaces over the required number of parking spaces for that development. Alternative porous pavement parking must also be utilized for parking on lots that abut the Corporation Canal. The use of porous pavement is encouraged throughout the parking areas. (See Appendix K – Stormwater BMP Manual)
3. **Bicycle Parking Requirements**
One bicycle parking space for every 20 motor vehicle parking spaces or a rack(s) that will hold ten bicycles (permanently anchored) is encouraged. The bicycle rack(s) should be visually and physically accessible from the public sidewalk and street.

J. Landscape and Trees

1. Landscape Standards for Commercial, Office, and Retail Properties

The following guidelines establish typical plant quantities. Because parcels will vary in size, physical character and restrictions, more or less plant material than specified below may be required as determined by the Department of Development Urban Forestry & Landscape Manager.

a. Shade Trees:

- (1) One Class "A" tree per 40 linear foot of frontage along public roadways and major private streets planted 35 to 45 feet on-center.
- (2) One per ten surface parking spaces with a minimum of two Class "A" trees per landscape median within a parking lot. Landscape islands shall be a minimum of 300 square feet.
- (3) Surface parking lots shall not have more than two bays of parking without a continuous planted median separating them. The median shall have a minimum width of ten feet, unless otherwise determined by the Department of Development Urban Forestry & Landscape Manager.
- (4) Where feasible, spacing of street trees shall be coordinated with the striped on-street parking spaces, when such striping exists. This spacing allows vehicle passengers to open doors without hitting a tree and thus minimizes the damage inflicted upon trees from car doors.

b. Evergreen and Ornamental Trees

Two Class "B" trees may be substituted for each required Class "A" tree up to 30 percent of the required number, if approved by the Department of Development Urban Forestry & Landscape Manager.

c. Ground Plane Planting:

A minimum of fifteen percent of a developed site shall consist of planting beds with shrubs, flowers, or groundcover.

d. Plant Materials

Refer to "Policy for Roadside Vegetation Management," pages 37-41 located in the Planning Commission office.

e. Street Planting Area

- (1) Shrubs and ground cover plantings to the extent that 40 percent of the street planting area is planted with vegetation other than turf grass.
- (2) Constructed elements such as courtyards, plazas, planters, benches, fountains and tables, in addition to the required landscaping may be included.

- (3) A combination of both natural and constructed elements is encouraged.
- (4) Corner lots with frontage on more than one street must provide a street yard planting area along the entire frontage of both streets.
- (5) Any development with a building setback of 20 feet or more shall include a ten foot street planting area within the front yard setback. The minimum requirements for the street planting area shall include one Class “A” tree or two Class “B” trees for every 40 linear feet of public street frontage, or fraction thereof, measured at the property line.

f. Buffer Yard Screening

- (1) Any development requiring a commercial building permit that abuts a lot with existing residential land use must contain a minimum 12 foot wide bufferyard and the minimum planting as required for an L1 buffer. Seventy-five (75) percent of the required trees in the bufferyard must be evergreen.
- (2) Any commercial development that abuts a residential land use must include a solid eight foot fence, constructed with allowable materials, for screening. A fence permit must be obtained from the Department of Development.
- (3) Where gas fueling bays, parking lots, or any portion of a vehicular use area front directly on Nicholson Drive, a landscape bed containing a continuous green hedge or masonry wall must be provided to screen the vehicular use area from view. The masonry wall’s color and finish shall match the primary structure. The landscape bed must be a minimum of six feet wide and the evergreen hedge or masonry wall cannot exceed 30 inches in height.
- (4) Unless otherwise provided, allowable materials for fences and walls include: natural and man-made stone, brick, aluminum, architectural concrete, or wood. Fencing made of barbed wire, razor wire, plastic, chain link, or vinyl clad chain link is prohibited.

g. Landscape Maintenance

- (1) Landscaping must be maintained according to the plan that was approved as part of the approval process.
- (2) Individual owners shall be responsible for maintenance and upkeep.

h. Vehicular Use Area

- (1) Any development containing 25 or more surface parking spaces shall contain a minimum of two Class “A” trees or four Class “B” trees for every 15 parking spaces, or fraction thereof.

- (2) All surface parking areas shall be required to have a minimum of ten percent of the total interior vehicular use area landscaped with trees, shrubs and ground cover other than turf grass.
- (3) Any development containing 25 or more surface parking spaces shall, where at all possible, include sunken parking islands with curb cuts or drains that would allow channelization of stormwater to vegetation planted within the island.

2. Tree and Urban Forest Preservation Standards

Trees that measure ten inches or more in diameter at breast height may not be removed from a site without permission of the Department of Development Urban Forestry & Landscape Manager. The removal of such a tree may be denied if the tree is found to significantly contribute to the aesthetic character or ecology of a site or its surrounding area.

K. Design Standards

1. Building Design

Outlined below is a quick reference list providing an overview of the detailed guidelines requirements for the entire Nicholson Overlay that are further described in Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center:

- a. Building facades shall be varied and articulated for pedestrian visual interest.
- b. Long, blank, unarticulated street wall facades shall not be allowed. Facades shall instead be divided into a series of structural bays (i.e., masonry piers that frame window and door elements).
- c. Building materials shall be appropriate to scale and massing.
- d. Building materials shall be predominantly brick, cast stone, cementitious siding, clay tile, natural or synthetic stucco, or other architecturally indigenous materials.
- e. Building skin shall avoid exterior reflective materials and mirrored glass.
- f. Building massing and landscaping shall relate strongly to adjoining blocks/land bays.
- g. Roofscapes shall be delineated by gables, cupolas, steeples, and towers.
- h. Arcades, porches, balconies, bays, and awnings of proper scale are encouraged.
- i. Openings in gables shall be centered.
- j. Roof Articulation

(1) Mixed Use, Commercial and Office structures

To avoid long expanses of unarticulated roofs, roofs shall be architecturally articulated at least every 40 linear feet. The articulation may consist of dormers, hip roofs, cupolas, gables, etc.

(2) Multifamily Residential Structures

To avoid long expanses of unarticulated roofs, roofs shall be architectural articulated at least every 20 linear feet. The articulation may consist of dormers, hip roofs, cupolas, gables, etc.

- k. Environmental sustainability principles are encouraged in building design.
- l. Exposed ends of unit and foundation walls shall be clad in brick or cast stone.
- m. Dormers, chimneys and any other items extending above the roofline shall be of the same color and materials used in the building's façade.
- n. Chimneys shall be clad in brick, cast stone, or architectural pre-cast concrete materials only.
- o. Roof penetrations, such as vents, skylights and stacks, shall be placed on rear roof slopes.
- p. The primary entrances to buildings shall have awnings, roof-type overhangs, or building overhangs. All highly reflective glazing and darkly tinted glass is prohibited.
- q. Flush mounted windows are not permitted.
- r. Awnings, if used, should be of a durable, commercial grade fabric, canvas or similar material having a matte finish.
- s. Bright and/or contrasting awning colors should be avoided. The awning colors should complement the building they are intended to serve and the proposed street furnishings.
- t. Awnings should have a single color or two-color stripes. Utilizing more colors is permitted but will be considered as sign area and confusion.
- u. When there are several businesses in one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building.
- v. Where the facade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by these structural bay elements and "nestle" into the space created by the structural bay.
- w. Awning frames and supports should be of painted or coated metal or other non-corroding material.
- x. Glossy or shiny plastic or similar awning material is not recommended.
- y. Aluminum, metal, or canvas awnings are permitted in the Nicholson Overlay.

- z. Awning shape should relate to the window or door opening. Barrel-shaped awnings should be used to complement arched windows while square awnings should be used on rectangular windows.
- aa. Awnings should be well-maintained, washed regularly and replaced when faded or torn.
- bb. Pre-fabricated metal outbuildings are not permitted. All ancillary structures must be approved by Planning Commission staff prior to construction.
- cc. Mechanical equipment and roof color shall be compatible and integrated with the building design. Visible roof mounted equipment is prohibited. If necessary, the equipment shall be masked behind discreet screening materials. All roof-mounted mechanical equipment shall be screened and painted to blend the approved roofing color. Equipment shall be arranged in an orderly, clustered manner, grouped behind one parapet screen. At a minimum, a single continuous parapet wall without louvers or penetrations shall screen, or hide entirely, all roof mechanical equipment from ground views. Antennae, disks, solar panels, etc., if required by building occupants, shall be grouped in an orderly manner behind the mechanical screen referenced above unless specifically approved by Planning Commission staff. Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for more information.
- dd. Where appropriate, the design of buildings shall provide a transition from the pedestrian level/storefront to the upper floors by the use of materials, building articulation, color and level of detailing. When seen from the streets, a transition zone shall add interest at the vehicular and pedestrian scale, thereby reinforcing the aesthetic experience and providing diversity and focal points.
- ee. All structures shall be accessible in accord with the American's with Disabilities Act. No mechanical lifts or exterior ramp systems greater than 15 feet in length shall be allowed within any street.
- ff. Exterior fire escapes shall not be allowed within any zone. All means of emergency egress shall be contained within the structure.
- gg. The main entry to a building, leading to a lobby, stair or central corridor shall be emphasized at the street level to announce a point of arrival in one or more of the following ways:
 - (1) Flanked columns, decorative fixtures or other details.
 - (2) An entry recessed within the building's mass.
 - (3) Covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections).

- (4) Punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall.

2. Service Areas

- a. Service areas are defined as designated areas for short-term trash storage and pick-up, short-term recyclable materials storage and pick-up as well as above or below ground utility equipment such as condenser units, chillers, transformers, utility meters, etc. Refer to Old South Baton Rouge supplementary materials located in the Planning Commission Resource Center for more information.

- b. Location

Service areas within the Nicholson Overlay must be carefully sited to be easily accessible, while remaining hidden from direct view from the primary or side streets. This can generally be accomplished by adhering to the following guidelines;

- (1) Utility areas, mechanical equipment or designated loading spaces shall be located at the rear of buildings.
- (2) Service areas should be designed to be part of the primary building and should not detract from the aesthetic appeal of the Nicholson Overlay.
- (3) Service areas may not be accessed or serviced directly on a public street. They must be located internal to the parcel and adequately screened from view. All dumpsters, exposed storage areas, machinery, service areas, truck loading areas, utility buildings, air conditioning units and other similar structures shall be screened from view from neighboring properties and streets with the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building.
- (4) Service areas shall not be located at the entrance to a parking lot.
- (5) Fences, walls and gates may also be used in combination with walls and landscaping to provide screening of undesirable views or uses such loading docks, junkyards, building service areas, utility equipment, vehicle storage and outside storage. Where walls and fences are used for this purpose, their design shall be considered in context with the architecture of the buildings they serve and viewed as an extension of the architecture itself. Design, materials, color, location, and height of fencing must be approved by Planning Commission staff. Service areas shall be accessible by both vehicle access gates and a separate pedestrian access gate.

3. Utilities

Utility and service integration must be considered in the development of all blocks and parcels within subdivided blocks to allow the most effective connection to the infrastructure systems. These considerations shall include the installation of sleeves for future extension of piping, shared, and oversized utility connections between buildings and shared entry courts or service areas.

Section 10.3.10 North Gate Design Overlay

A. Purpose

The purpose of the North Gate Design Overlay is to provide regulations that strengthen the physical and economic character within the area shown on the official zoning map, generally described as the property located between the southern right-of-way of Roosevelt Street and the northern right-of-way of Chimes Street between Louisiana State University on the west and Corporation Canal on the east.

B. Applicability

The provisions of this section shall apply to all development meeting the criteria established in Section 10.3.1.A, New Construction, as well as any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Building Placement

1. Primary Frontage

In order to maintain a uniform street frontage, buildings shall be located on the primary street frontage, as determined by the Planning Director, according to one of the standards identified below.

- a. A minimum of 50% of the primary street frontage shall have buildings set back from the right-of-way the average of the front setback of the abutting properties. If an abutting property is undeveloped, the new building may be set back up to 15 feet behind the property line or the average of the setback of all buildings on the same side of the street on the block in which the new building is proposed, whichever is less.
- b. Buildings may be located up to ten feet behind typical front building line if a courtyard with seating is provided. The courtyard area shall be enclosed by a fence, wall, or hedge no more than four feet tall to define the space and maintain the consistent street frontage.
- c. On a corner lot or a lot with frontages on multiple streets, the Planning Director shall determine the primary street frontage considering the following:
 - (1) The street classification of all streets;
 - (2) The prevailing orientation of other buildings in the area;
 - (3) The length of the block face on which the building is located; and,
 - (4) The location of any alley.

2. All Other Frontages

A minimum of 50% of the side and rear street frontages shall have buildings or walls or hedges, at least four feet in height, within 15 feet of the respective property line.

D. Building Design

1. Primary Frontage

To provide visual connection between activities inside and outside the building, 50% of the building façade between two and ten feet in height, as measured from the adjacent sidewalk, shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.

2. All Other Building Frontages

All other street-facing facades, other than those facing an alley, shall comply with either of the standards listed below.

a. Thirty percent (30%) of the building façade between two and 10 feet in height shall be made of windows or doors that are transparent, the bottom of which may not be more than four feet above the adjacent sidewalk. Windows shall not be mirrored or have glass tinted darker than 40% in order to meet this requirement.

b. Have at least five of the following elements incorporated into the street-facing facade:

(1) Masonry (except for flat, non-decorative concrete block);

(2) Concrete or masonry plinth at the base of the wall;

(3) Belt courses of a different texture and color;

(4) Projecting cornice;

(5) Decorative tile work;

(6) Medallions;

(7) Opaque or translucent glass;

(8) Artwork or wall graphics;

(9) Lighting fixtures;

(10) Green walls; or,

(11) Architectural elements not listed above, if approved.

3. Building Orientation

Buildings shall have their primary entrance facing the primary street. The primary entrance shall be readily apparent as a prominent architectural component and visible from the street.

4. Building Height

- a. Generally
With the exception of buildings fronting on Chimes Street, no building within the overlay shall be taller than 60 feet.
- b. Chimes Street
Buildings fronting on Chimes Street shall be no taller than 40 feet.

E. Site Design

1. Parking Areas

- a. Surface Parking
All off-street surface parking shall be located to the side or rear of the primary building and shall be screened from the sidewalk by a wall or plantings between two and four feet in height. Parking areas shall comprise 40 percent or less of the street frontage for the lot or tract and, on corner lots, may not be located at the corner.
- b. Structured Parking
 - (1) Parking structure facades
Parking structure facades along street frontages shall complement and be integrated into the design of the principal building.
 - (2) Parking structure ground floor uses
Active uses shall be required on 30% of the ground floor frontage of parking structures facing the street.

2. Pedestrian ways

- a. Where a sidewalk(s), multi-use path(s), or public transportation stop exists on the perimeter of a lot, a designated pedestrian access way meeting the requirements of the Americans with Disabilities Act shall be clearly delineated connecting the sidewalk, path or transportation stop to the primary entrance of the building.
- b. Pedestrian amenities such as benches, trash receptacles, galleries, arcades, awnings, and outdoor seating may be allowed in the right-of-way subject to approval by the City/Parish.

3. Screening

- a. Loading docks shall be fully screened from the street or from adjacent residential property with screening that is a minimum of eight feet in height and complementary to the principal building architecture.
- b. Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complimentary color and/or style as the building. If located on the roof, mechanical equipment shall be screened from view

of these areas at ground level using the same color and/or a style compatible with the building façade.

4. Signs

a. Permanent signage

(1) Types

Only the following types of signage shall be allowed:

- (a) Awning signs;
- (b) Canopy signs;
- (c) Marquee signs;
- (d) Monument signs;
- (e) Projecting signs;
- (f) Roof signs, only on buildings greater than 50 feet in height;
- (g) Suspended signs; and,
- (h) Wall signs.

(2) Size

- (a) Monument signs shall be limited to a maximum of eight feet in height.
- (b) All other signs shall be no more than one square foot of building sign per linear foot of building along primary street frontage provided that their lowest point is no higher than 20 feet above the ground; however, a minimum of 32 square feet of sign area shall be allowed.
- (c) Signs with their lowest point higher than 20 feet above grade may be as large as 10% of the total area of the building face on which they are located, provided that they do not block any windows or other openings of the building.

b. Temporary Signage

A-frame sandwich board signs may be six square feet per sign face in area. A maximum of one such sign per entrance on the public street frontage in which the business advertised is located shall be allowed during business hours provided that they are brought inside at closing and are not placed to block Americans with Disabilities Act access.

5. Lighting

a. Height

Light fixtures shall no taller than the heights listed below:

- (a) 15 feet, for non-directional lighting; and,
- (b) 30 feet, for directional (or full cut-off) lighting.

b. Shielding

Light shall be shielded from adjacent properties to ensure that no more than ½ foot candles, as measured on a lighting plan, extend across the property line of adjacent residentially zoned properties and no more than five foot candles, as measured on a lighting plan, extend across the property line of all other adjacent properties.

c. Pedestrian Lighting

Pedestrian lighting (free-standing or wall-mounted) shall be provided at one light for every 50 feet of street frontage or per an approved pedestrian lighting plan.

Section 10.3.11 Oak Villa Boulevard Design Overlay

A. Purpose

To provide guidelines for development activity within the Oak Villa Boulevard Design Overlay as shown on the official zoning map, which includes lots along Oak Villa Boulevard from Florida Boulevard to Greenwell Springs Road. This overlay is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatibility.

B. Lighting

1. Lighting mounted on buildings or fences directed toward residential property shall be no more than seven feet above the ground.
2. Pole mounted lighting cannot exceed 18 feet in height.
3. Any external lighting must be oriented inward toward the development to minimize intrusion on abutting residential property.
4. Single lamp outdoor lighting installations cannot exceed an output rating of 10,000 lumens. The maximum level of light trespass shall be two footcandles. All luminaries or light fixtures must be shielded or cut-off.

C. Signage

1. Prohibited Signs

Pole signs, temporary signs, and changeable letter signs are not allowed.

2. Illumination

- a. A wall, canopy, awning, projecting or monument sign may be illuminated but may not flash, blink or fluctuate and may not be animated.
- b. No internal illumination is allowed.

3. Permanent On-Premise Signs By Type

- a. Wall Signs
Wall signs may not exceed 32 square feet in sign area. One wall sign is allowed per primary business entrance.
- b. Canopy and Awning Signs
Canopy, awning and projecting signs are not to exceed 12 feet in length and 32 square feet per face.
- c. Detached Signs
One monument sign is allowed per street frontage. Monument signs may not exceed six feet in height or width. The sign area may not exceed 36 square feet per face.

D. Parking

1. Off Street Parking
All parking lots fronting on Oak Villa Boulevard must have concrete curb and gutter configuration. Parking blocks/ logs are not allowed.
2. Alternative Porous Pavement Parking
Ten percent of parking lot pavement must utilize alternative porous pavement.

E. Landscape and Trees

1. Landscape Standards

1. Street Yard Planting Area

- (1) A ten foot street yard planting area is required along Oak Villa Boulevard. The ten foot street yard planting area must be measured from the street right of way. The minimum requirements for the street yard planting area include one Class "A" tree or three Class "B" trees for every 50 linear feet of public street frontage, or fraction thereof, measured at the property line. Seventy-five (75) percent of the required trees must be evergreens and may be located anywhere within the street planting area.
- (2) The street planting area will also be planted with shrubs and ground cover plantings to the extent that 50 percent of the street planting area is planted with vegetation other than turf grass.

2. Buffer Yard Screening

- (1) When a new building is constructed in the design overlay, a solid eight foot fence with a flat top must be installed between any commercial or office and residential properties, or a landscape/ buffer plan must be approved by the Planning Commission staff. The fence shall be maintained in a structurally sound manor, in good appearance, replaced when necessary and kept free of refuse and debris.
- (2) Fencing made of barbed wire, razor wire, plastic or chain-link is prohibited.

3. Vehicular Use Area

- (1) All parking areas must contain a minimum of two Class “A” trees or four Class “B” trees for every 15 parking spaces, or fraction thereof.
- (2) All vehicular use areas shall be required to have a minimum of ten percent of the total vehicular use area landscaped with trees, shrubs, and ground cover other than turf grass.
- (3) No parking space is allowed to be further than 40 feet from a Class “A” tree.
- (4) Impervious parking areas must include tree plantings designed to result in 40 percent shading of parking lot surface areas within 15 years.

F. Design Standards

1. Building Materials

a. Exterior Building Materials

- (1) Unpainted or painted standard grey concrete masonry units.
- (2) Residential type vinyl or aluminum siding (i.e. simulated-lapped board types).
- (3) Non-architectural type pre-engineered metal building wall and roof components (trapezoidal panels with exposed fasteners, etc.).
- (4) Exterior Insulation Finish System (i.e. EIFS one-coat soft systems).
- (5) Non-architectural type asphalt shingles (i.e. three-tab asphalt shingles).

b. Exterior Building Material Required for Use on Exposed to View Facades

- (1) Ceramic tile.
- (2) Stucco (three-coat hard systems with hard or synthetic finish coat).

- (3) Architectural type metal wall and roof panels (standing-seam panels, flush panels, etc. with concealed fasteners).
- (4) Wood and/or composite type siding and trim (i.e. beveled lapped siding, hardiplank siding/trim and wood trim).
- (5) Wood, vinyl and metal soffit panels (i.e. finished wood trim, perforated hardiplank panels, vinyl or metal interlocking panels, aluminum vents, etc.).
- (6) Decorative type concrete masonry units (i.e. split-faced, ground face, ribbed, brick, etc.).
- (7) Exposed high pitch roofing (architectural-type asphalt shingles, slate shingles, clay tile shingles, wood shingles, composite/cementitious simulated slate shingles, and metal shingles, etc.).
- (8) Non-exposed low pitch roofing systems (i.e. built-up roofing, modified bitumen, EPDM, sprayed foam, etc.).

2. Service Areas

- a. Utility areas, mechanical equipment or designated loading space shall be located at the rear of the building. Service areas should be designed to be part of the primary building.
- b. If the service area is separate from the building it serves, it must be enclosed by a six foot opaque, wood, or masonry fence. The fence shall be maintained in a structurally sound manner, in good appearance, replaced when necessary and kept free of refuse and debris.
- c. All exterior trash, exposed storage areas, machinery, service areas, truck loading areas, utility buildings, air conditioning units and other similar structures must be screened from view from neighboring properties and streets with the same materials, color, and/or style as the primary building in order to be architecturally compatible with the primary building.
- d. All roof equipment must be screened from public view so as not to be visible from the street.

Section 10.3.12 Old Hammond Highway Design Overlay

A. Purpose

This overlay is intended to strengthen the physical and economic character of the neighborhood in the immediate vicinity of Old Hammond Highway from Airline Highway to South Sherwood Forest Boulevard by mitigating or avoiding functional and architectural incompatibility of buildings or uses through the provision of standards for development activity within the overlay as shown on the official zoning map of the Parish.

B. Applicability

The provisions of this section shall be applied to all development other than single family residential dwellings meeting the criteria established in Section 10.3.1, Enforcement and Review, including any expansion, reconstruction, or exterior renovation.

C. Uses

1. Only uses as shown in Table 10.3.12.A, Uses Allowed in the Old Hammond Highway Overlay, below, shall be allowed.

- a. Permitted uses

A “P” in the table indicates that a use is allowed by right in the designated zoning district. Such uses are subject to all other applicable requirements of this ordinance.

- b. Conditional uses

A “C” in the table indicates that a use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Planning Commission. Such uses are subject to all other applicable requirements of this ordinance, as well as the limiting conditions established in Chapter 8, Zoning Districts.

- c. Prohibited uses

A blank cell in the tables indicates that a use is not allowed in the designated zoning district.

Table 10.3.12.A
Uses Allowed in the Old Hammond Highway Overlay

Uses	Zoning Districts											
	A1	A2.1	A2.5	B	B1	NO	GOL	NC	C1	CAB1	C2	CAB2
Agricultural Uses (<i>none allowed</i>)												
Residential Uses												
Single Family	P				P ¹	P		P	P	P	P	P
Duplex												
Boarding/Lodging House												
Congregate Care Facility												
Fraternity/Sorority House												
Group Home												
Manufactured Home												
Multifamily												
Semi-Detached												
Townhomes			P		P ¹			P	P	P	P	P
Zero Lot Line		P			P ¹				P	P	P	P
Public/Institutional Uses												
Cemetery/Columbarium/ Mausoleum												
Convention Center												
Educational Institution												

Table 10.3.12.A (continued)
Uses Allowed in the Old Hammond Highway Overlay

Uses	Zoning Districts											
	A1	A2.1	A2.5	B	B1	NO	GOL	NC	C1	CAB1	C2	CAB2
Public/Institutional Uses (continued)												
Fraternal Organization												
Governmental Facility	p ³		p ³		p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³
Hospital												
Museum												
Park	P		P		P	P	P	P	P	P	P	P
Philanthropic Organization												
Religious Institution	C		P		P				P	P	P	P
Stadium												
Utility Facility												
Governmental Facility	p ³		p ³		p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³
Hospital												
Museum												
Park	P		P		P	P	P	P	P	P	P	P
Wireless Comm. Tower												
Office Uses												
Bank (no drive through)					P	C ³	P	p ³	P	P	P	P
Medical Office or Clinic (no public hours after 9:00 p.m.)					P	p ³	P	p ³	P	P	P	P
Offices					p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³
Veterinary Office/Animal Hospital												
Commercial Uses												
Adult Entertainment												
Art Galleries						p ³	p ³	p ³	P	P	P	P
Art Studios					P	p ³	p ³	p ³	P	P	P	P
Bar or Lounge												
Bed and Breakfast												
Building Material Sales												
Cabinet Making/Millwork												
Car Wash												
Commercial Recreation, Indoor												
Commercial Recreation, Outdoor												
Contractor's Yard												
Convenience Store												
Convenience Store with Gasoline Sales/Gas Station												
Country Club												
Day Care, Child or Adult												

Table 10.3.12.A (continued)
Uses Allowed in the Old Hammond Highway Overlay

Uses	Zoning Districts											
	A1	A2.1	A2.5	B	B1	NO	GOL	NC	C1	CAB1	C2	CAB2
Commercial Uses (continued)												
Dry Cleaner								p ³	P	P	P	P
Farmer's Market												
Film and Sound Production												
Funeral Home												
Gaming												
Glass Installation												
Health Club												
Heavy Equipment Sales and Service												
Hotel/Motel												
Kennel												
Laboratory												
Laundromat												
Lawn Maintenance Facility												
Live/Work												
Microbrewery/Microdistillery												
Motor Vehicle Repair												
Motor Vehicle Sales/Rental												
Parking Facility (surface lots only)				P	P	P	P	p ³	P	P	P	P
Passenger Terminal												
Personal Service Establishment					P		p ³	p ³	P	P	P	P
Plant Nursery												
Reception Hall												
Research and Development Facility												
Restaurant (with alcohol)										P		P
Restaurants (without alcohol) (no drive through)							p ³	p ³	P	P	P	P
Retail Sales								p ³	p ³	p ³	p ³	p ³
Self Storage (only allowed on Lots Y-1-A, Y-2, Y-3-A, and Y-3-B provided that no storage area doors face Old Hammond Highway)											P	P
Shooting Range, Indoor												
Shooting Range, Outdoor/Skeet Shooting Range												
Small Equipment Repair												

Table 10.3.12.A (continued)
Uses Allowed in the Old Hammond Highway Overlay

Uses	Zoning Districts											
	A1	A2.1	A2.5	B	B1	NO	GOL	NC	C1	CAB1	C2	CAB2
Commercial Uses (continued)												
Snowball Stand												
Stadium												
Theater (with or without alcohol)												
Trade/Business School												
Restaurants (no drive through)							p ³	p ³	P	P	P	P
Restaurants serving alcohol										P		P
Restaurants, Specialty							p ³	p ³	P	P	P	P
Retail Sales								p ³	p ³	p ³	p ³	p ³
Warehouse Uses (<i>none allowed</i>)												
Industrial Uses (<i>none allowed</i>)												
Miscellaneous Uses (<i>none allowed</i>)												

¹ On property zoned B1 prior to December 14, 1982, or that had existing structures built prior to December 14, 1982 on property zoned after December 14, 1982

² Cannot exceed 50% of the floor area of the site.

³ Limited to 2,500 square feet per site.

2. The Planning Commission staff shall certify the appropriateness of the proposed use prior to issuance of building permits.

D. Building Placement

Buildings shall be located on the site to provide the following yards.

1. Front yard (the yard facing Old Hammond Highway) -- 20 feet maximum
2. Interior side yard (not facing any street) – five feet
3. Rear yard – 20 feet for all one story buildings 40 feet for all buildings greater than one story
4. Corner side yard – 20 feet maximum.

E. Lighting

1. Lighting mounted on buildings or fences shall be no more than eight (8) feet above the ground.
2. Pole lighting shall not exceed 18 feet in height.
3. All lighting shall be fully shielded and directed inward toward subject lot and away from residential properties.

F. Building Design

1. Height

Buildings may not be taller than twice the maximum height permitted on any adjacent property.

2. Fenestration

On property adjacent to residentially used property, windows shall not be permitted above the first story on the side of any building facing the residentially used property.

3. Materials

a. Building

Only brick, cast stone, cementitious siding, or natural or synthetic stucco shall be permitted.

b. Roofing

If visible from ground level view of adjacent properties or public rights-of-way, roofs shall be made of architectural asphalt shingles, standing seam copper, slate (or imitation slate) or clay tile.

c. Awnings

Awnings shall be made of bronze, black, or copper metal or anodized aluminum.

d. Chimney Caps

Chimney caps shall be made of bronze, black, or copper metal or anodized aluminum.

G. Site Design

1. Parking

All parking areas must be located to the side or rear of buildings, except that no parking areas may be located at a street corner. If located to the side of a building, parking areas shall comprise no more than 40 percent of the street frontage and shall be screened from the right-of-way by a wall or plantings at least four feet in height.

2. Screening

a. Enclosures for all utility areas (refuse, service areas, mechanical equipment, exposed storage areas, machinery, truck loading areas, utility buildings, and other similar structures) shall be located outside of all required yards and behind the building being served.

b. No roof-mounted utilities shall be permitted.

3. Signs

a. Types

Only the following types of signs shall be permitted:

- (1) Monument signs, one per street frontage
- (2) Wall signs, one within five feet of each entrance to a building

b. Dimensions

- (1) Monument signs shall not exceed 32 square feet in area per face and eight feet in height.
- (2) Wall signs located at the primary entrance shall not exceed 32 square feet in area.
- (3) Wall signs located at any entrance other than the primary one shall not exceed three square feet in area.

c. Miscellaneous Provisions

- (1) Signs may not flash, blink or fluctuate and may not be animated. Fluctuation is defined as a variation in brightness and/or images that move quickly up and down or side to side.
- (2) Wall paintings and graphics, including, but not limited to, murals and air-brushed or paint sprayed signs, are not permitted.

d. Billboards

Billboards shall be prohibited.

e. Applicability

All signs shall be brought into compliance with these standards no later than July 1, 2015.

4. Fences and Walls

a. Front Yards

(1) Materials

Only brick, wood, wrought iron or other decorative metal may be used.

(2) Height

Fences may not be higher than four feet in height unless they are constructed to permit 50% visibility into the yard or are required for screening, in which case they may be six feet tall.

b. All Other Yards

Only fences or walls that are a minimum of six feet in height and constructed of wood or masonry, provided however, that no walls of exposed, unfinished, or painted-only concrete block shall be erected.

c. Applicability

All fences and walls shall be brought into compliance with these standards no later than July 1, 2015.

Section 10.4 Historic Overlay Districts

Section 10.4.1 Enforcement and Review

All development within a historic overlay district that is visible from a public right-of-way shall require a Certificate of Appropriateness (COA) prior to undertaking any work. The Planning Commission staff should be consulted prior to any work.

Section 10.4.2 Drehr Place Historic Overlay

A. Purpose

To provide guidelines for development activity in the designated area as shown on the official zoning map and to maintain, preserve, and enhance the architectural character of the district.

B. General Consideration

Provide and maintain proper site drainage so water does not damage building walls and foundations or cause mildew and rot.

C. Building Site

1. Alignment, Orientation, and Spacing

- a. Locate the structures within the range of alignments seen traditionally in the area, maintaining traditional setbacks at the front, side, and rear of the property.
- b. Building proportions should respect traditional patterns in the district.
- c. The primary building entrance should be oriented toward to the street.
- d. Preserve the original location of the main entry and walk.
- e. In neighborhoods with alleys, garages should be located at the rear of the lot and accessed from the alley.

2. Fences, Walls and Gates

- a. Retain and preserve historic fences, gates and walls whenever possible. Repair deteriorated components rather than replace them.
- b. Do not introduce new fences, gates, or walls in the front yard where these elements are not traditionally found. Chain-link, board fences, wire fences, and vinyl fences are inappropriate for front yards, but may be used in rear yards.
- c. New fencing should reflect the character of the historic fences in height, openness, materials, and finish.

- d. Fences in the front yard should be no more than four feet in heights. Fences may be higher and less open in the rear yard.
- e. Front yard fences should have some degree of openness and spacing of slats so that the main structure is visible from the street. A view of the building's main architectural features should not be obstructed.
- f. In many instances, planted hedges may be more appropriate than new fences or walls, especially in side yards.

3. Walks and Pavement

- a. Retain and preserve original sidewalk materials where they exist. The majority of sidewalks are concrete. Whenever reasonable, this continuum should be respected. The protection of a major tree is a possible reason for selecting a substitute material.
- b. The consistent width of sidewalks in the district shall be adhered to.
- c. New walkways should be compatible in location, pattern, spacing, dimensions, materials, and color. New walkways should be straight and perpendicular from the sidewalk to the main entrance.
- d. Historically appropriate paving materials should be used for parking areas and driveways.
- e. Parking and parking pads in the front yard are inappropriate.

4. Landscaping

- a. The Historic Preservation Commission (HPC) must issue a COA for the removal of trees that measure 18 inches or greater diameter at breast height.
- b. Preserve the existing private tree stock as long as the trees are not damaging a historic structure or are not becoming a public nuisance.

5. Lighting

- a. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site or district.
- b. Lighting fixtures should not detract from the overall historic character of the building site, or streetscape.

D. Building Structural Systems

For alterations and additions, foundations and structural elements should be consistent with the existing and should meet or exceed requirements of the current building code. For pier and beam foundations, the design should provide for ventilation of crawl spaces. For slab-on-grade foundations, care should be taken to avoid damaging root systems of established trees.

E. Building Exterior Features

1. Materials

- a. Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated materials should be replaced with recycled or new materials which match the original as closely as possible with regard to:

- (1) Type of material;

- (2) Size of unit;

- (3) Color;

- (4) Shape;

- (5) Composition;

- (6) Texture;

- (7) Style;

- (8) Type of joint;

- (9) Placement; and.

- (10) Detailing.

- b. Cleaning of existing materials should be done by the least damaging method possible. Sandblasting is not an acceptable method for cleaning.

- c. Architectural features such as cornices, brackets, window sills and architraves, and doorway pediments shall not be removed or obscured when resurfacing materials is applied.

- d. Siding should be applied horizontally, and all wood siding should be painted.

2. Roofs and Roofing

- a. The original roof form and architectural features of a historic structure should be retained and preserved, including the slope, heights, orientation to the street, dormer windows, cornices, brackets, and chimneys.

- b. Preserve the character of the original roofing and its detail. Skylights installed on a historic roof should be as unobtrusive as possible and not visible from the public right-of-way. Flay skylights that blend with the roof are most appropriate.

- c. Rooftop utilities should not be visible from the public right-of-way or should be inconspicuously placed and screened. Utilities should be placed so as not to damage or obscure historic elements.
- 3. Chimneys
 - a. Visually prominent chimneys should be retained and preserved. Original chimneys should not be removed from the structures.
 - b. New chimneys should be constructed of compatible materials.
- 4. Doors
 - a. Retain and preserve all original doors. When replacement is necessary, the new door shall match the original as closely as possible in size, configuration, style and material.
 - b. Raw metal storm doors are not appropriate. Removable storm doors should be utilized wherever possible. Aluminum storm doors should be painted to match the trim.
 - c. Retain and preserve the functional, proportional, and decorative features of a primary entrance, including the door, its frame, sill, head, jamb, moldings, and any flanking windows.
 - d. Historic hardware, hinges, lockets, and knobs that are significant should be preserved.
 - e. Door trim should be similar in scale, proportion, finish, and character to those used traditionally on the structure.
- 5. Windows
 - a. Retain and preserve existing historic windows, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
 - b. Preserve original window locations. Original openings shall not be altered or filled in on the front of homes.
 - c. Repair rather than replace the functional and decorative features of original window.
 - d. If repair is not feasible, the window should be replaced to match the original window in size, configuration, style and material. Metal clad or vinyl clad window frames are generally unacceptable unless painted so as to resemble the original closely. Raw metal storm windows that obscure the original windows are unacceptable.
- 6. Shutters
 - a. Original shutters shall be repaired, rather than replaced, whenever possible. When replacement is necessary, the new shutters shall match the original shutters as closely as

possible in size, configuration, style and material. Vinyl shutters are generally unacceptable, unless painted to resemble the original closely.

- b. Shutters should only be used if they are appropriate for the style of the house.
- c. Shutters do not need to be operable, but must be sized to maintain the appearance of operability.
- d. Shutters should be used in the place of exterior security devices such as bars or grilles.

7. Awnings

- a. Original awnings should be preserved and repaired.
- b. Original awnings that are missing or too deteriorated to repair should be replaced to match the original awning as closely as possible in size, configuration, style, and material.
- c. Awnings which were a latter addition to the home, and which conceal other, finer, architectural elements with the home, may be removed.
- d. New awnings should be installed without damaging window trim or other architectural fabric.
- e. Copper awnings are generally acceptable if it can be shown that they are architecturally appropriate for the age and style of the home.

8. Porches and Steps

- a. Original porches and steps should be preserved.
- b. Deteriorated original porches and porch elements should be repaired or replaced so that the character of the porch is not compromised. When replacement is necessary, the new porch shall match the original as closely as possible in size, configuration, style and material.
- c. Front porches should not be enclosed.
- d. Side porches visible from the street may be glassed in, if the basic look and structure of the porch is maintained.
- e. When replacement of steps is necessary, the new steps shall match the original as closely as possible in size, configuration, style and material. Replacement materials shall not depart from the original appearance of the steps; i.e., brick or concrete masonry steps may not be replaced with wood. In some instances, wood steps may be replaced with brick or masonry, if the proposed change is in keeping with the overall style of the house.
- f. Pre-cast concrete steps are unacceptable and shall not be installed in the front of any house.

9. Loggias, Porticos, and Arches

- a. Original loggias, porticos, and arches should be preserved and maintained.
- b. If replacement is necessary, the new structure shall match the original as closely as possible in size, configuration, style and material.

10. Balconies and Decks

- a. Balconies and decks should be located on the rear, not on the front, of the building. Front balconies or decks are appropriate only if recreating a historic element.
- b. Balconies should be integrated into the structure either by setting it into the building or by incorporating it into the roof structure.
- c. Balusters should be vertically placed not more than six inches apart. Solid plank railing shall not be permitted. Railing heights should not exceed 42 inches. Screened or glass enclosed decks should be avoided if visible from the right-of-way.

F. Exterior Ornamentation

Significant exterior architectural details should be preserved and maintained on historic properties to sustain the district's significance.

G. Energy and Utility Considerations

1. New mechanical systems should be installed so that it causes the least amount of alteration to the building's exterior facade, materials and site features.
2. Mechanical equipment should be installed in the most inconspicuous area avoiding installation on the street facade whenever possible or should be screened from view.
3. Mechanical equipment should not be in locations that compromise character-defining roofs that are prominently visible from the street.
4. Mechanical equipment attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background.
5. Wall or window air conditioning units on the street facade should be avoided whenever possible.

H. Secondary Buildings

1. Retain and preserve garages and accessory buildings that contribute to the overall historic character of the individual building site or the district.

2. Retain and preserve character-defining materials, features, and architectural details of historic garages and accessory buildings, including roofs, exterior materials, windows, and doors.

I. Connections between Buildings

1. Connections between buildings should be as inconspicuous as possible and such connections should be achieved by small hyphens or connectors.
2. The connected buildings should continue to read as distinct and separate entities.

J. New Construction

1. Primary Buildings - New Construction

- a. New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, distance from adjacent buildings, and the proportion of built mass to open space on the individual site.
- b. New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, size, scale, massing, and proportions.
- c. Materials should be similar in scale, proportion, texture, finish and color to those found on nearby historic structures.
- d. A human scale should be maintained by avoiding large, featureless surfaces by using traditional sized building components and materials.
- e. Spacing, placement, scale, orientation, proportion, size, and material of windows and doors in new buildings should be compatible with the surrounding buildings that contribute to the historic district.
- f. New structures should utilize a roof form found in the historic district.
- g. Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.
- h. Dormers should be secondary to the main roof. Oversized dormers are inappropriate.

2. Primary Buildings - Additions

- a. New additions should be constructed so that there is the least possible loss of historic fabric and so that character-defining features are not destroyed, damaged, or obscured.
- b. An addition should be distinguished from the historic structure, but should also maintain visual continuity.

- c. An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the historic structure.
 - d. An addition should be compatible in mass, scale, materials, and color. Columns, piers, and exposed structural elements should be compatible with the original design in style, proportion, and materials.
 - e. The overall character of the site, site topography, character-defining site features and trees should be preserved.
 - f. New additions should be on an inconspicuous elevation on the historic building, generally in the rear of the historic building. Additions should not obscure the historic facade of a building.
 - g. Respect the established orientation of the original building and typical alignments in the area.
 - h. Rooflines of additions should be lower and secondary to the roofline of the original building.
 - i. Existing roof form, pitch, eave depth, and materials should be used on all additions.
 - j. Maintain the proposition, general style, and symmetry or asymmetry of the existing window patterns.
 - k. Materials and construction of windows should be similar to historic windows.
 - l. Slab-on-grade additions are prohibited, unless the existing structure is also slab-on-grade.
 - m. If the existing house has exposed rafter ends, any addition should also have exposed rafter ends.
3. Site Plans
New buildings should conform to the guidelines for site design under “Residential Buildings-Building Site”.
4. Secondary Buildings
- a. New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.
 - b. New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size.
 - c. Roof form and pitch should be complimentary to the primary structure.
 - d. Materials for new secondary buildings should be compatible with those found on the primary structure and in the district.

- e. Two story secondary buildings are not permitted if the primary building is only one story. This includes, but is not limited to garages, carports, workshops, storage sheds, boat houses, and playhouses.

Section 10.4.3 Spanish Town Historic Overlay

A. Purpose

To provide guidelines for development activity in the designated area as shown on the official zoning map and to maintain, preserve, and enhance the architectural character of the district.

B. General Consideration

Provide and maintain proper site drainage so water does not damage building walls and foundations or cause mildew and rot. Roof and site drainage must be directed away from adjacent properties.

C. Notwithstanding the use restrictions required by the underlying zoning district, the following uses shall be permissible on all properties within the Spanish Town Local Historic District:

1. Single family dwellings
2. Two-family dwellings

D. Building Site

1. Alignment, Orientation, and Spacing

- a. Notwithstanding the requirements of the underlying zoning district, required front and side yard setbacks of any structure shall be the average front and side yard setbacks, plus or minus two feet, of all structures of a similar use on the same block face.
- b. Building proportions should respect traditional patterns in the district.
- c. Preserve the original location of the main entry and walk.

2. Fences, Walls and Gates

- a. Retain and preserve historic fences, gates and walls whenever possible. Repair deteriorated components rather than replace them.
- b. Do not introduce new fences, gates, or walls in the front yard where these elements are not traditionally found. Chain-link, board fences, wire fences, and vinyl fences are inappropriate for front yards, but may be used in rear yards.
- c. New fencing should reflect the character of the historic fences in height, openness, materials, and finish.

- d. Fences in the front yard should be no more than four feet in heights. Fences may be higher and less open in the rear yard.
- e. Front yard fences should have some degree of openness and spacing of slats so that the main structure is visible from the street. A view of the building's main architectural features should not be obstructed.
- f. In many instances, planted hedges may be more appropriate than new fences or walls, especially in side yards.

3. Walks and Pavement

- a. Retain and preserve original sidewalk materials where they exist. The majority of sidewalks in Spanish Town were concrete. Whenever reasonable, this continuum should be respected. The protection of a major tree is a possible reason for selecting a substitute material.
- b. The consistent width of sidewalks in the district shall be adhered to.
- c. New walkways should be compatible in location, pattern, spacing, dimensions, materials, and color. New walkways should be straight and perpendicular from the sidewalk to the main entrance.
- d. Historically appropriate paving materials should be used for parking areas and driveways.

4. Landscaping

- a. The Historic Preservation Commission (HPC) must issue a Certificate of Appropriateness (COA) for the removal of trees that measure 18 inches or greater diameter at breast height.
- b. Preserve the existing private tree stock as long as the trees are not damaging a historic structure or are not becoming a public nuisance or safety hazard.

5. Lighting

Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site or district.

E. Building Structural Systems

For alterations and additions, foundations and structural elements should be consistent with the existing and should meet or exceed requirements of the current building code. For pier and beam foundations, the design should provide for ventilation of crawl spaces. For slab-on-grade foundations, care should be taken to avoid damaging root systems of established trees.

F. Building Exterior Features

1. Materials

- a. Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated materials should be replaced with recycled or new materials which match the original as closely as possible with regard to:

- (1) Type of material;

- (2) Size of unit;

- (3) Color;

- (4) Shape;

- (5) Composition;

- (6) Texture;

- (7) Style;

- (8) Type of joint;

- (9) Placement; and,

- (10) Detailing.

- b. Cleaning of existing materials should be done by the least damaging method possible. Sandblasting is not an acceptable method for cleaning.

- c. Architectural features such as cornices, brackets, window sills and architraves, and doorway pediments shall not be removed or obscured when resurfacing materials is applied.

- d. Siding should be applied horizontally, and all wood siding should be painted or stained.

2. Roofs and Roofing

- a. The original roof form and architectural features of a historic structure should be retained and preserved, including the slope, heights, orientation to the street, dormer windows, cornices, brackets, and chimneys.

- b. Preserve the character of the original roofing and its detail. Skylights installed on a historic roof should be as unobtrusive as possible and not visible from the public right-of-way. Flay skylights that blend with the roof are most appropriate.

- c. Rooftop utilities should not be visible from the public right-of-way or should be inconspicuously placed and screened. Utilities should be placed so as not to damage or obscure historic elements.
- 3. Chimneys
 - a. Visually prominent chimneys should be retained and preserved. Original chimneys should not be removed from the structures.
 - b. New chimneys that are visible from the public right-of-way should be constructed of compatible materials.
- 4. Doors
 - a. Retain and preserve all original doors. When replacement is necessary, the new door shall match the original as closely as possible in size, configuration, style, and material.
 - b. Raw metal storm doors are not appropriate. Removable storm doors should be utilized wherever possible. Aluminum storm doors should be painted to match the trim.
 - c. Retain and preserve the functional, proportional, and decorative features of a primary entrance, including the door, its frame, sill, head, jamb, moldings, and any flanking windows.
 - d. Historic hardware, hinges, lockets, and knobs that are significant should be preserved.
 - e. Door trim should be similar in scale, proportion, finish, and character to those used traditionally on the structure.
 - f. Original door openings should not be reduced or enlarged in size.
- 5. Windows
 - a. Retain and preserve existing historic windows, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
 - b. Original openings shall not be altered or filled in on the front of homes.
 - c. Repair rather than replace the functional and decorative features of original window.
 - d. If repair is not feasible, the window should be replaced to match the original window in size, configuration, style and material. Metal clad or vinyl clad window frames are generally unacceptable unless painted so as to resemble the original closely. Raw metal storm windows that obscure the original windows are unacceptable on facades visible from the public right-of-way.

6. Shutters

- a. Original shutters shall be repaired, rather than replaced, whenever possible. When replacement is necessary, the new shutters shall match the original shutters as closely as possible in size, configuration, style and material. Vinyl shutters are generally unacceptable, unless painted to resemble the original closely.
- b. Shutters should only be used if they are appropriate for the style of the house.
- c. Shutters do not need to be operable, but must be sized to maintain the appearance of operability.

7. Awnings

- a. Original awnings should be preserved and repaired.
- b. Original awnings that are missing or too deteriorated to repair should be replaced to match the original awning as closely as possible in size, configuration, style, and material.
- c. Awnings which were a later addition to the home, and which conceal other, finer, architectural elements with the home may be removed.
- d. New awnings should be installed without damaging window trim or other architectural fabric.
- e. Copper awnings are generally acceptable if it can be shown that they are architecturally appropriate for the age and style of the home.

8. Porches and Steps

- a. Original porches and steps should be preserved.
- b. Deteriorated original porches and porch elements (including columns, piers, and posts) should be repaired or replaced so that the character of the porch is not compromised. When replacement is necessary, the new porch shall match the original as closely as possible in size, configuration, style, and material.
- c. Front porches should not be permanently enclosed, however screening is an acceptable and historically appropriate treatment.
- d. Side porches visible from the street may be glassed in, if the basic look and structure of the porch is maintained.
- e. When replacement of steps is necessary, the new steps shall match the original as closely as possible in size, configuration, style and material. Replacement materials shall not depart from the original appearance of the steps; i.e., brick or concrete masonry steps may not be replaced with wood. In some instances, wood steps may be replaced with

brick, cast-in-place concrete, or masonry, if the proposed change is in keeping with the overall style of the house.

- f. Pre-cast concrete steps are unacceptable and shall not be installed in the front of any house.

9. Loggias, Porticos, and Arches

Original loggias, porticos, and arches should be preserved and maintained. If replacement is necessary, the new structure shall match the original as closely as possible in size, configuration, style and material.

10. Balconies and Decks

- a. Balconies and decks should be located on the rear, not on the front, of the building. Front balconies or decks are appropriate only if recreating a historic element.
- b. Balconies should be integrated into the structure either by setting it into the building or by incorporating it into the roof structure.
- c. Balusters should be vertically placed not more than six inches apart. Solid plank railing shall not be permitted. Railing heights should not exceed 42 inches. Screened or glass enclosed decks should be avoided if visible from the right-of-way.

G. Exterior Ornamentation

Significant exterior architectural details should be preserved and maintained on historic properties to sustain the district's significance.

H. Energy and Utility Considerations

- 1. New mechanical systems should be installed so that it causes the least amount of alteration to the building's exterior facade, materials and site features.
- 2. Mechanical equipment should be installed in the most inconspicuous area avoiding installation on the street facade whenever possible or should be screened from view.
- 3. Mechanical equipment should not be in locations that compromise character-defining roofs that are prominently visible from the street.
- 4. Mechanical equipment attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background.
- 5. Wall or window air conditioning units on the street facade should be avoided.

I. Secondary Buildings

- 1. Retain and preserve garages and accessory buildings built prior to 1948 that contribute to the overall historic character of the individual building site or the district.

2. Retain and preserve character-defining materials, features, and architectural details of historic garages and accessory buildings, including roofs, exterior materials, windows, and doors.

J. Connections between Buildings

1. Connections between buildings should be as inconspicuous as possible and such connections should be achieved by small hyphens or connectors.
2. The connected buildings should continue to read as distinct and separate entities.

K. New Construction

1. Primary Buildings - New Construction

- a. New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, distance from adjacent buildings, and the proportion of built mass to open space on the individual site.
- b. New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, size, scale, massing, and proportions.
- c. Materials should be similar in scale, proportion, texture, finish and color to those found on nearby historic structures.
- d. A human scale should be maintained by avoiding large, featureless surfaces by using traditional sized building components and materials.
- e. Spacing, placement, scale, orientation, proportion, size, and material of windows and doors in new buildings should be compatible with the surrounding buildings that contribute to the historic district.
- f. New structures should utilize a roof form found in the historic district.
- g. Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.
- h. Dormers should be secondary to the main roof. Oversized dormers are inappropriate.

2. Primary Buildings - Additions

- a. New additions should be constructed so that there is the least possible loss of historic fabric and so that character-defining features are not destroyed, damaged, or obscured.
- b. An addition should be distinguished from the historic structure, but should also maintain visual continuity.

- c. An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the historic structure.
 - d. An addition should be compatible in mass, scale, materials, and color. Columns, piers, and exposed structural elements should be compatible with the original design in style, proportion, and materials.
 - e. The overall character of the site, site topography, character-defining site features and trees should be preserved.
 - f. New additions should be on an inconspicuous elevation on the historic building, generally in the rear of the historic building. Additions should not obscure the historic facade of a building.
 - g. Respect the established orientation of the original building and typical alignments in the area.
 - h. Rooflines of additions should be lower and secondary to the roofline of the original building.
 - i. Existing roof form, pitch, eave depth, and materials should be used on all additions.
 - j. Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.
 - k. Materials and construction of windows should be similar to historic windows.
 - l. Slab-on-grade additions are prohibited, unless the existing structure is also slab-on-grade.
 - m. If the existing house has exposed rafter ends, any addition should also have exposed rafter ends.
3. Site Plans
- New buildings should conform to the guidelines for site design under “Residential Buildings-Building Site”.
4. Secondary Buildings
- a. New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.
 - b. New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size.
 - c. Roof form and pitch should be complimentary to the primary structure.
 - d. Materials for new secondary buildings should be compatible with those found on the primary structure and in the district.

- e. Two story secondary buildings are not permitted if the primary building is only one story. This includes, but is not limited to garages, carports, workshops, storage sheds, boat houses, and playhouses.

Section 10.5 Reserved

Section 10.6 Old Town Redevelopment Overlay

Section 10.6.1 Purpose

- A. The Old Town Redevelopment Overlay (Residential Uses Only) is intended to:
 - 1. Recognize and validate the residential development styles that pre-date Zoning Ordinances;
 - 2. Preserve our housing inventory in Old Town;
 - 3. Encourage rehabilitation and rebuild of residences on our existing lots;
 - 4. Encourage use of existing infrastructure;
 - 5. Preserve the character and sense of place of the Old Town neighborhoods; and,
 - 6. Provide for a more simple and cheaper approval process for permitting.
- B. This overlay encourages infill development through the redevelopment of residential properties within the confines of the overlay and to address problems related to redevelopment in older neighborhoods. Most of these neighborhoods were developed prior to or immediately following World War II, long before any zoning districts were created. Most, if not all of these lots do not meet Unified Development Code lot and yard requirements of the zoning district that they were adopted into, but were protected by the grandfather status as long as they were not further subdivided.

Section 10.6.2 Applicability

- A. The Old Town Redevelopment Overlay shall be applicable to lots of record platted prior to 1941 located within the corporate city limit, as it existed prior to the adoption of the Plan of Government in August 1947 and the areas generally bordered by Dalrymple Drive, Chimes Street, and the Mississippi River as indicated on the official zoning map.
- B. No subdivision of property shall be allowed on any lots within the overlay district unless the subdivision request meets the requirements of the underlying zoning district.

Section 10.6.3 Lot and Yard Requirements

- A. Minimum front yard setback – eight feet
- B. Minimum rear yard setback – ten feet

- C. Minimum side yard setback – ten percent of the lot width
- D. Minimum lot width – 20 feet
- E. Minimum lot area – 1,000 square feet

Section 10.6.4 Parking

- A. One space per unit.
- B. Off-street parking spaces may not be located in the required front yard setback.
- C. Parking waivers may be granted by the Planning Commission in situations where the minimum parking requirement cannot be met due to size, shape, topographical constraints, or historical character of the neighborhood.

Section 10.6.5 Exceptions

- A. Where on the effective date of this ordinance two or more residential structures, having an average front yard setback greater than eight feet, occupy 50 percent or more of block face, the front yard setback shall be the average of the then existing front yards. However, in no instance shall the required front yard setback be greater than 15 feet.
- B. If a residential structure is destroyed or demolished and it did not have off street parking, it may be rebuilt without having to meet the one space per unit parking requirement.
- C. Multiple detached residential structures, which existed on a single lot of record prior to 1941, may be replaced or reconstructed.

Section 10.6.6 Enforcement and Review

- A. New Construction
For new construction, Planning Commission staff shall certify compliance prior to issuance of building permits.
- B. Existing Development
For existing structures, Planning Commission staff shall certify compliance prior to issuance of Certificates of Occupancy.